

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 31, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT the Minutes of the following meetings be adopted:

Regular Council (Except 'In Camera')	- October 17, 1978
Special Council (Public Hearing)	- October 17, 1978
Special Council (Public Hearing)	- October 19, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESSHousing Developments Proposed for 2nd Avenue and Wallace Street

Council on October 17, 1978, having heard representations from Mrs. W. Deane, Solicitor for the Jericho Area Citizens' Association on the Association's concerns with respect to the housing developments proposed at 2nd Avenue and Wallace Street, resolved

"THAT further consideration of the concerns raised by the delegation be deferred to the next meeting, and the Director of Planning be instructed to report back on the final design of the Greater Vancouver Housing Corporation's development, including some of the concerns raised by the representative of the residents at today's meeting, as well as a means of alleviating the problems of on-street parking in the area and the implications should Council cancel the project;

FURTHER THAT the developer be requested to discontinue work on this project until the matter is resolved."

cont'd....

UNFINISHED BUSINESS (cont'd)

Housing Developments Proposed for
2nd Avenue & Wallace Street (cont'd)

Before Council for consideration was a Manager's report dated October 27, 1978, in which the Director of Planning reviewed the history of this development and the changes to forms of development. The report indicated that further information would be made available at Council on October 31st. It also indicated that it would take longer to determine ways of alleviating the problems of on-street parking in the area. The Director of Planning stated that to date, the Greater Vancouver Housing Corporation has expended \$94,692.00 on its development at 2nd Avenue and Wallace. By means of graphics, he illustrated the differences between the Penta and Greater Vancouver Housing Corporation's developments and discussed the various changes which the Corporation proposes to this development. The Director of Planning has not looked at any alternative proposals for the site should the Corporation's development not proceed.

Council noted requests that a representative of the Jericho Area Citizens' Association and the Greater Vancouver Housing Corporation be permitted to address Council on this matter, and it was agreed to hear from them.

Mrs. Deane, on behalf of the Jericho Area Citizens' Association, reiterated her statements at the previous Council meeting that this development should not go ahead and again referred to the traffic problems in the area and expressed the views of the citizens that these problems should be resolved before any further development is permitted on this site.

In response to questions from Council, the Director of Planning stated, in his opinion, the Greater Vancouver Housing Corporation's development is the best of the three developments proposed for this site in terms of architecture, scale and relationship to the area.

Mr. W. Lane, Greater Vancouver Housing Corporation, stated there is still a need for this type of rental accommodation and pointed out it is intended to provide some handicapped units in the development. The Corporation has been issued with a development permit and building permit and is ready to start the project.

MOVED by Ald. Kennedy,

THAT Council request the Greater Vancouver Housing Corporation to defer this development until the concerns of the residents have been answered.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Marzari,
Puil and Rankin opposed)

Council took no further action on this matter.

COMMUNICATIONS OR PETITIONS

1. Proposed Changes to
Boundary Road Bus Route

Council noted a request from Mr. S. Jackson, on behalf of the Killarney Champlain Citizens for Action Association, to address Council to discuss proposed changes to the Boundary Road (Doman Street) bus route and other transportation matters in the very near future.

Council was advised that the Transportation Committee will be considering this matter at its meeting on November 9, 1978, and it was considered that this meeting would be the appropriate place for the Association to air its views.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Changes to Boundary
Road Bus Route (cont'd)

MOVED by Ald. Puil,

THAT the communication from the Killarney Champlain
Citizens for Action Association dated October 16, 1978, be
received.

- CARRIED UNANIMOUSLY

2. Shopping Hours -
Remembrance Day

In a letter dated October 23, 1978, the Chairman of the Vancouver City Remembrance Day Committee expressed its sincere appreciation of Council's conviction when considering shopping hours that Remembrance Day should remain sacred to the memory of those who suffered in the two World Wars.

MOVED by Ald. Harcourt,

THAT the communication from the Vancouver City Remembrance Day Committee dated October 23, 1978, be received.

- CARRIED UNANIMOUSLY

3. Downtown Eastside Housing

Council noted a request from the Downtown Eastside Residents' Association to address Council on November 7, 1978, when the joint report of the Standing Committees on Community Services and Planning Development on 'City Housing Policy in the Downtown Eastside Area' is before it for consideration.

The City Clerk advised that delegation requests have also been received from the First United Church Staff Team and the B.C. Hotels' Association.

MOVED by Ald. Rankin,

THAT the delegation requests be granted and they be heard when the joint report of the Standing Committees on Community Services and Planning and Development is before Council.

- CARRIED UNANIMOUSLY

4. Tax Options and Related Matters

The Mayor advised that the Committee of Progressive Electors has withdrawn its request for a special night sitting of Council as contained in its letter of October 18, 1978.

5. B.C. Jockey Club & Burrard Amusements Ltd. - Business Tax Roll

Council noted the following memorandum dated October 27, 1978, from the City Clerk:

"On February 7, 1978, City Council passed the following motion:

'THAT it be City policy that business tax be imposed on currently exempt business premises on the P.N.E. grounds at such time as the present leases expire or are renegotiated in other terms by mutual agreement of the parties, and the Director of Finance report to Council on this policy.'

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

B.C. Jockey Club & Burrard Amusements
Ltd. - Business Tax Roll (cont'd)

On March 21, 1978, City Council agreed to hear a delegation sponsored by D.E.R.A. consisting of 22 businesses requesting that they receive special exemption from paying the 9½% business tax, or that Burrard Amusements Ltd. and the B.C. Jockey Club pay their fair share (see attached petition).

This hearing has not been held because this request was inadvertently overlooked by this office. D.E.R.A. has now requested Council to consider a night meeting on Tuesday, November 7, 1978, as it wants this matter dealt with prior to the election.

This request is submitted to Council for CONSIDERATION as night meetings are generally not scheduled this close to a civic election because of individual commitments."

(Petition referred to on file
in the City Clerk's Office.)

MOVED by Ald. Rankin,
THAT the request of the Downtown Eastside Residents' Association, for a night meeting of Council on Tuesday, November 7, 1978, be granted.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Harcourt,

THAT the delegation be arranged for an appropriate night meeting of Council and the arrangements be made by the City Clerk.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

6. Advertising of November 15th Plebiscite on Electoral Reform

Council on October 17, 1978, instructed the City Clerk to publicize, by means of newspaper advertisements, the Electoral Reform plebiscite being submitted to the voters on November 15, 1978.

Before Council this day for consideration, was the information on the proposed newspaper advertisement on the plebiscite.

Alderman Marzari submitted a proposed alternate wording for the newspaper advertisements on the plebiscite.

MOVED by Ald. Marzari,

THAT the proposed wording for the newspaper advertisements as submitted by her this day and as amended and reading as follows, be approved:

"INFORMATION FOR VANCOUVER VOTERS ON ELECTORAL REFORM

At the Civic Elections on November 15, 1978, the Vancouver City Council will ask the voters whether they wish to elect Aldermen to City Council

"At Large"
or
"By Wards".

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Advertising of November 15th Plebiscite
on Electoral Reform (cont'd)

AT LARGE SYSTEM

Under the 'At Large' system, you vote for ten candidates to fill all the seats on City Council. The Council, then, is made up of the ten candidates who receive the highest number of votes across the whole city.

WARD SYSTEM

Under the 'Ward' system, you vote for the candidate or candidates whom you think will best represent your ward on City Council. The Council, then, would be made up of a representative(s) from each ward.

Should the majority of voters indicate they prefer a ward system, the following would occur:

- (1) Council would appoint a Committee to consider and report on the number of wards, boundaries of each ward and any other related matters.
- (2) Application would be made by Council to the Provincial Government to amend the City Charter.
- (3) If granted by 1980, you would then elect Aldermen to Council by wards.

A facsimile of the ballot the voters will receive on November 15 for this Electoral Reform is reproduced below for your information."

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

(Underlining denotes amendments)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 27, 1978

Works & Utility Matters
(October 27, 1978)

The Council considered this report which contains four clauses identified as follows:

- C1. 1: Tender - Automotive Gasoline & Marine Diesel Fuel
- C1. 2: Advance Approval of 1979 Sewers Basic Capital Budget Funds
- C1. 3: PRV Station Construction - 1978 Capital Budget
- C1. 4: Appointment of Engineering Consultants for Design and Construction of the Cordova Street Extension

Clauses 1 and 2.

MOVED by Ald. Rankin

THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Works & Utilities (Cont'd)

Clauses 3 and 4.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 27, 1978)

The Council considered this report which contains five clauses identified as follows:

C1. 1: D.P.A. - 2250 Granville Street - Pacific Press
Parking Structure

C1. 2: D.P.A. - 901 Helmcken Street - King George/Dawson
School Site (Block 80) - B.C. Hydro Parking Lot

C1. 3: Illegal Suite - 1205-1207 East 14th Avenue

C1. 4: D.P.A. - 3150 Rosemont Drive - Kopernik Lodge

C1. 5: Rezoning Application - 6137 Cambie Street

D.P.A. 2250 Granville Street -
Pacific Press Parking Structure
(Clause 1)

During consideration of this clause, the Director of Planning answered questions from Council as to why he is prepared to approve this Development Permit application. He reiterated his statement in the Manager's report that he believes the proposed massing is satisfactory in relation to the view, and also stated that this development is situated far enough away from the Granville Street bridge not to fall within the guidelines on Views from Bridges.

Mr. D. Towers, Chairman of the Urban Design Panel stated the Panel is unable to understand the reluctance of the applicant to change the design to meet the Panel's concerns.

Mr. Grais, Dominion Construction, representing the applicant, stated the proposed development complies with the M1 zoning for the area; is a most functional design and would be lower than the existing Pacific Press building.

MOVED by Ald. Ford

THAT this clause in the City Manager's report be referred to the Standing Committee on Planning and Development for further consideration and report back.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:40 p.m., and following an 'In Camera' meeting in the Mayor's Office reconvened in the Council Chamber at approximately 5:30 p.m.

CITY MANAGER'S REPORTS (cont'd)

B. Street Lighting L.I.P. - Larch
Street from 45th to 49th Avenues
(Court of Revision, May 18, 1978)

Council noted a request from Mr. Drew Thorburn and Colonel Avison to address Council on this matter.

Because of time constraints, the Mayor suggested that the delegations address Council at 7:30 p.m., this evening. The delegations replied in the affirmative, therefore, consideration of this report was deferred to that time.

DELEGATIONS

1. C.U.P.E. Job Evaluation Agreement
Proposed Termination

The Mayor advised that the hearing of representations from C.U.P.E. on the proposed termination of the Job Evaluation Agreement had been deferred with the Union's consent, to the meeting of November 21, 1978, when the matter of accreditation would also be before Council.

2. Extended Shopping Hours During December

Council on October 17, 1978, deferred consideration of a Manager's report dated October 4, 1978, on extended shopping hours during December to permit a delegation from the Retail Merchants' Association. In the report, the Acting Director of Permits and Licenses reported on a request from the Downtown Business Association for extended shopping hours during December. Should Council accede to this request, an amendment to the Shops Closing By-law would be required.

Ms. Joan Wallace addressed Council and read from a brief previously circulated in which the Retail Merchants' Association of Canada recommends that Vancouver stores be allowed to remain open evenings during the Christmas season for one week before Christmas, including Saturday, December 23rd. The result of this would be that shoppers would effectively have eight evenings of shopping because stores will normally be open on Thursday and Friday, December 14 and 15.

Mr. T.E. Martin, Director of the Downtown Business Association, addressed Council and spoke in support of the Association's request that evening shopping hours be permitted during December.

MOVED by Ald. Puil,

THAT evening shopping hours be permitted on all regular shopping days during the month of December, and the Director of Legal Services be instructed to bring forward the appropriate amending by-law.

- CARRIED

(Aldermen Gerard, Marzari and Rankin opposed)

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The Council recessed at approximately 5:40 p.m. to reconvene at 7:30 p.m.

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Regular Council, October 31, 1978.

The Council reconvened at approximately 7:30 p.m., with Mayor Volrich in the Chair and the same members present with the exception of Alderman Marzari,

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CITY MANAGER'S REPORTS (cont'd)

Street Lighting L.I.P. - Larch Street
from 45th to 49th Avenues (Court of
Revision, May 18, 1978) (cont'd)

Earlier this day, Council deferred the hearing of representations and consideration of this report to this time.

Mr. Drew Thorburn, a resident of the area, addressed Council and suggested that as, in his opinion, the residents are split 50/50 on this street lighting, Council instruct the Director of Social Planning and the City Engineer to meet with the owners in the area to determine their wishes in this matter.

Colonel Avison, who is also a resident in the area affected, stated that he was requesting that Council approve the lighting because of his concerns for residents' safety.

MOVED by Ald. Kennedy,

THAT the recommendation of the City Manager contained in his report dated October 26, 1978, be approved.

- CARRIED

(Alderman Brown opposed)

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The Council recessed at 7:45 p.m., to reconvene at approximately 10:10 p.m., following the Special Council (Public Hearing).

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

D.P.A. 901 Helmcken Street -
King George/Dawson School Site
(Block 80) - B.C. Hydro Parking Lot.
Clause 2)

MOVED by Ald. Puil

THAT the Development Permit Board be requested to approve Development Permit application #80796 in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the use of this site as a temporary public parking lot for a limited period of time expiring December 31, 1981, subject to the following conditions:

1. Prior to issuance of the Development Permit:

- (a) arrangements are to be first made to the satisfaction of the Director of Planning and Director of Social Planning regarding security of the parking area,
- (b) revised and additional drawings and information are to be first submitted, clearly indicating:
 - (i) how irrigation of plant materials will be carried out, to the satisfaction of the Director of Planning and the Director of Social Planning,
 - (ii) details of internal light standards, to the satisfaction of the Director of Planning,

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

D.P.A. 901 Helmcken Street -
King George/Dawson School Site
(Block 80). - B.C. Hydro Parking
Lot (Clause 2) (Cont'd)

(iii) details and the location of ancillary facilities on the site for attendants (i.e. telephone, washroom, etc.) to the satisfaction of the Director of Planning and the Medical Health officer,

(iv) reduction in the height of the high portion of the existing chain link fence at the south-east portion of the site, to match the remainder, to the satisfaction of the Director of Planning and the Director of Social Planning.

2. All landscaping and treatment of open portions of the site, including the provision of surfacing, curbing, ticket dispensers, lighting, attendant facilities, irrigation and drainage, is to be completed prior to any use or occupancy of the proposed development.

- CARRIED UNANIMOUSLY

Clauses 3 - 5 inclusive

MOVED by Ald. Brown

THAT the recommendations of the City Manager, as contained in clauses 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(October 27, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Soil Conservation Act
Cl. 2: Replacement of No. 14 Firehall
Cl. 3: Vancouver Art Gallery's Request for Funding to Restore Emily Carr Collection

Clauses 1 and 2.

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Vancouver Art Gallery's Request for
Funding to Restore Emily Carr Collection
(Clause 3)

MOVED by Ald. Bellamy

THAT Council refer the grant request from the Art Gallery to the 1979 Council, with a recommendation that it receive favourable consideration in the review of the 1979 grant requests.

- CARRIED UNANIMOUSLY

Regular Council, October 31, 1978.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(October 27, 1978)

Leave of Absence Without Pay -
Mr. John E. Bunyan - Vancouver
Fire Fighters' Union, Local 18.

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(October 27, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Agreement re Strata Lot Leases - Champlain Heights
Cl. 2: Consent to Mortgage by way of Sub-Lease -
Air Space over 1000 Block West Hastings Street

Clauses 1 and 2.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
October 24, 1978

Acquisition of Bowell McLean
Property for Public Park

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report
October 4, 1978

Grandview-Woodland N.I.P.,
Progress Report #2

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. Manager's Report
October 30, 1978

Lease of Larwill Park - Bus Depot,
by B.C. Hydro & Power Authority

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee
on Planning and Development,
October 12, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Effect of the Sign By-law
Cl. 2: Twelfth Avenue Precinct (City Hall/V.G.H. Area)

Clauses 1 and 2.

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services,
October 19, 1978

The Council considered this report which contains five clauses identified as follows:

- C1. 1: Extension of 'Pub' Hours - Ambassador Hotel,
773 Seymour Street
- C1. 2: Windmill Cabaret, 1047 Granville Street
- C1. 3: Complaint re Rooming House at 634 East Georgia
- C1. 4: The 44 - Budget for 1979
- C1. 5: Downtown Community Workers re Chronic Alcoholics

Clauses 1 - 3 and 5 inclusive

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1, 2, 3 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

The 44 - Budget for 1979
(Clause 4)

MOVED by Ald. Brown

THAT consideration of this clause be deferred pending receipt of further information from the City Manager on the ventilation costs set out in this budget.

- CARRIED

(Ald. Bellamy, Harcourt and Rankin opposed)

III. Report of Standing Committee
on Planning and Development,
October 19, 1978

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Monthly Status Report and Proposed Schedule for Rezoning Applications
- Cl. 2: Office Development in C-2 Districts and Retail Development as an Alternative Ground Level Use
- Cl. 3: Design and Location Guidelines for Housing Families in the Inner City
- Cl. 4: Review of Local Area Planning - Progress Report

Cont'd....

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STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development (Cont'd)

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Review of Local Area Planning -
Progress Report
(Clause 4)

MOVED by Ald. Harcourt

THAT recommendation 'A' of the Committee, as contained in this clause, be approved;

FURTHER THAT recommendation 'B' be amended and then approved as follows:

'That the Federal and Provincial Governments be urged to sign the Community Services Grant Program agreement immediately.'

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Transportation,
October 19, 1978

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Arbutus Street and 33rd Avenue
- Cl. 2: Pedestrian Actuated Signal - Frontenac Street and 49th Avenue
- Cl. 3: Bus Zones on Main Street
- Cl. 4: Classification of 1st Avenue as a Transit Route

Clauses 1 - 4 inclusive

MOVED by Ald. Kennedy

THAT the recommendations of the Committee, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Finance & Administration,
October 19, 1978

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Bicycle Registration Unit
- Cl. 2: Fringe Benefits for Disabled Employees

Clauses 1 and 2.

MOVED by Ald. Brown

THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

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STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

VI. Report from Vancouver
Civic Theatres Board
(October 20, 1978)

Rental Rates of Civic Theatres and
Civic Theatres Revenue and Expenditures

MOVED by Ald. Rankin

THAT consideration of this report be deferred, pending receipt of additional information from the Theatres Board on the organizations that fall within the Class II rental rates schedule.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Planning and Development
(October 26, 1978)

Floor Space Ratio and Floor Areas
of Apartment Buildings (Lofts)
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Gerard

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO ADOPT AN AREA DEVELOPMENT
PLAN (False Creek Area 10B)

MOVED by Ald. Rankin,

SECONDED by Ald. Puil,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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BY-LAWS (Cont'd)

2. BY-LAW TO CONTROL THE SUBDIVISION OF LAND

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO PROVIDE FOR THE ACQUISITION OF CERTAIN REAL PROPERTY FOR USE AS A PUBLIC PARK

MOVED by Ald. Brown
SECONDED by Ald. Gibson
THAT the By-law be introduced and read a first time

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown
SECONDED by Ald. Gibson

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MOTIONS

A. Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (Lane East of Denman, South from Nelson Street)

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The lane abutting Lot 14, Block 59, District Lot 185, Plan 92 is no longer required for lane purposes;
- (3) The owner of the said Lot 14 wishes to acquire this portion of lane;

Cont'd.....

Regular Council, October 31, 1978. 15.

MOTIONS (Cont'd)

Closing, Stopping Up, Conveying to
Abutting Owner & Consolidation (Lane
East of Denman, South from Nelson Street) Cont'd)

THEREFORE BE IT RESOLVED THAT all that portion of the 12 foot lane, dedicated by the deposit of Plan 12601, abutting Lot 14, Block 59, District Lot 185, Plan 92, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 1, 1978, and marginally numbered LF 8720, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the lane so closed be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes
(North 10' of Lot 18, Subdivision
'D', Block 156, D.L. 264A)

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 18, Subdivision 'D', Block 156, District Lot 264A, Plan 616 and 1771;

deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Road Purposes
(Portion of Lot A, Block 218, D.L.
526, Plan 590)

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

(1) All that portion of Lot 'A', Block 218, District Lot 526, Plan 590, Group One, New Westminster District, described as follows:

Commencing at the southwesterly corner of said Lot 'A';

Thence N 3° 02' 30" E, 113.09 feet, more or less, following in the westerly limit of said Lot 'A' to a bend in the westerly limit of said Lot 'A';

Thence N 44° 59' 25" E, 1.41 feet, continuing in the westerly limit of said Lot 'A';

Thence South, 113.93 feet, more or less, to intersection with the southerly limit of said Lot 'A' at a point 7 feet easterly of the southwesterly corner of said Lot 'A';

Cont'd...

MOTIONS (Cont'd)

Allocation of Land for Road Purposes
(Portion of Lot A, Block 218,
D.L. 526, Plan 590) Cont'd.

Thence West, 7 feet, following in the southerly limit of said Lot 'A' to the point of commencement; and

(2) The West 7 feet of Lot 40 except the North 2 feet now
lane, Block 218, District Lot 526, Plan 590, Group One,
New Westminster District. Both parcels outlined red
on plan prepared by G. Girardin, B.C.L.S. dated June 14,
1977, and marginally numbers LF 8295, a print of which
is hereunto annexed

according to Plan No.590 deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same is hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Road Purposes
(South 10' of Parcel "Q" (Reference
Plan 1029) of Lot 11, Blocks 7, 9
and 11, D.L. 352)

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the
City of Vancouver for road purposes

the South 10 feet of Parcel "Q" (Reference Plan 1029) of Lot 11, Blocks 7, 9 and 11, District Lot 352

according to Plan No. 1457 deposited in the Land Registry Office,
in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for road purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

Regular Council, October 31, 1978. 17.

NOTICE OF MOTION

The following Notices of Motion were submitted by Aldermen Kennedy and Brown, respectively and recognized by the Chair:

1. Equal Employment Opportunity Office

MOVED by Ald. Kennedy
SECONDED by Ald. Puil

THAT WHEREAS it is contrary to taxpayers' interests and against current opinion that new bureaucracies be set up within City Hall;

AND WHEREAS the Office of Equal Opportunities is one such bureaucracy set up during 1978;

AND WHEREAS an equal employment opportunity program should logically be a function of the City's Personnel Department;

THEREFORE BE IT RESOLVED THAT the City Manager report on the feasibility of transferring the functions of the Equal Employment Opportunity Office to the Personnel Department without increasing the existing staff complement in this Department

- (Notice)

2. Urban Transportation

MOVED by Ald. Brown
SECONDED by Ald. Gibson

THAT WHEREAS the City of Vancouver is currently embarking on a major shift of transportation strategy for the City of Vancouver;

AND WHEREAS it is of vital importance to the people of Vancouver that their particular interests be strongly represented by City Council in their dealings with the Urban Transit Authority;

AND WHEREAS it is of utmost concern that Vancouver be strongly and positively represented with respect to transit to provide the best possible service to the citizens at a minimum cost;

THEREFORE BE IT RESOLVED THAT this City Council establish immediately a committee made up of the Chairman of the Transportation Committee, Chairman of the Planning & Development Committee or his representative, and Chairman of Council's Finance Committee to establish the City of Vancouver's negotiating position with regard to the Transit Service Agreement and the Operating Agreement and to make recommendations to Council by December 1978;

AND FURTHER BE IT RESOLVED THAT this Committee report back on an appropriate permanent structure by which Vancouver's interests can be fairly represented in the ongoing negotiations between the "Municipality" and the Urban Transit Authority;

AND FURTHER BE IT RESOLVED THAT no Council member sitting on the Provincially-appointed Urban Transit Authority Board be asked to represent the citizens of Vancouver in negotiations with the Urban Transit Authority.

- (Notice)

Regular Council, October 31, 1978 18

ENQUIRIES AND OTHER MATTERS

Attendance at G.V.R.D. Meetings

Alderman Ford

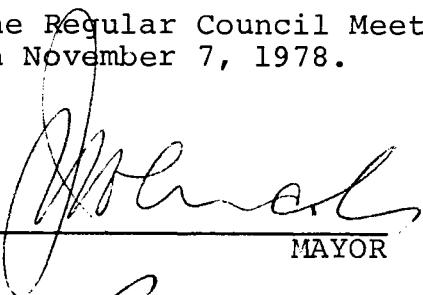
advised there were no Vancouver representatives at the last meeting of the G.V.R.D. Transportation Committee and that the alternates had not been requested to attend.

- - - - -

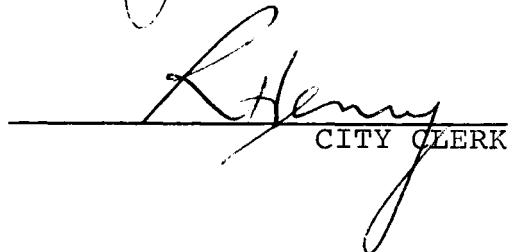
The Council adjourned at 10:30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of October 31, 1978, adopted on November 7, 1978.



MAYOR



CITY CLERK

MANAGER'S REPORT

October 13, 1978

TO: Vancouver City Council

SUBJECT: C.U.P.E. Job Evaluation Agreement -
Proposed Termination

CLASSIFICATION: Recommendation

The City Manager reports as follows:

"Clause 18.1 of the subject Agreement reads as follows:

'This Agreement shall remain in full force and effect as and from the date of signing, to and including the 30th day of June, 1978, and shall continue thereafter until either party gives to the other party thirty (30) calendar days' notice of its intention to amend or to terminate this Agreement.'

The attached report from the Director of Labour Relations of the G.V.R.D. outlines the reasons why the Agreement has become unsatisfactory to the employers.

The question of terminating the Agreement has been discussed by the G.V.R.D. Personnel Advisory Committee (Personnel Directors), Labour Relations Advisory Committee (City Managers) and Labour Relations Committee (Mayors). In each case there was a unanimous vote to terminate the Agreement.

Even in the absence of an Agreement, however, it is considered desirable that the G.V.R.D. continue to supply job evaluation services on the same basis as in the past.

The City Manager therefore RECOMMENDS that the following recommendations be approved:

1. That the C.U.P.E. Job Evaluation Agreement be terminated and that the G.V.R.D. Director of Labour Relations be authorized to provide written notice as soon as possible to C.U.P.E. Local 1004 to the effect that termination shall take place 30 days from the date of such written notice
2. That full support for the existing regional system of job evaluation be reaffirmed."

FOR COUNCIL ACTION SEE PAGE(S) 318

MANAGER'S REPORT, OCTOBER 27, 1978 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Tender No. 56-78-4
Automotive Gasoline & Marine Diesel Fuel

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on August 28, 1978 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Bid numbers refer to the order of the bids in ascending order of price. Local content does not change the order of the bids.

Funds for this purchase are provided in the 1978 and 1979 Operating and Maintenance Accounts.

This tender called for two items:

Item 1 - Automotive Gasolines; and
 Item 2 - Marine Diesel Fuel

Item 1 - Automotive Gasolines

Prices were called for various grades of automotive gasolines, regular, premium, unleaded and unleaded premium. The various grades were called for to compare prices in the event that we could economically reduce the number of grades of gasoline we store to reduce the load on our storage facilities. However, the cost of unleaded and unleaded premium is still too high to justify the storage of one of these grades of gasolines in lieu of the regular grade.

The modern automobile requires that unleaded gasoline be used but our fleet mix is still such that the regular grade gasoline forms our largest requirement. Therefore, we will continue to stock a number of grades of gasoline.

Five bids were received for the supply of automotive gasolines. The low bid from Shell Canada Ltd. is acceptable.

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Shell Canada Ltd. for the supply of automotive gasolines for a two-year period as follows:

- (a) Regular gasoline at an estimated annual cost of \$542 400.00 based on an 800 000 gallon annual requirement at \$0.678/gallon.
- (b) Regular marked gasoline at an estimated annual cost of \$44 600.00 based on an 80 000 gallon annual requirement at \$0.558/gallon.
- (c) Premium gasoline at an estimated annual cost of \$36 500.00 based on a 50 000 gallon annual requirement at \$0.78/gallon.
- (d) Unleaded regular gasoline at an estimated annual cost of \$92 400.00 based on a 130 000 gallon annual requirement at \$0.711/gallon.

Item 2 - Marine Diesel Fuel

Three bids were received for this item and the low bid from Shell Canada Ltd. is acceptable.

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Shell Canada Ltd. for the supply of marine diesel fuel for a two-year period at an estimated annual cost of \$2 400.00 based on a 4 000 gallon annual requirement at \$0.599/gallon."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

MANAGER'S REPORT, OCTOBER 27, 1978 (WORKS: A1 - 2)

2. Advance Approval of 1979 Sewers Basic Capital Budget Funds

The City Engineer reports as follows:

"The 1979 Sewers Basic Capital Budget has not been presented to Council for approval. However, in order to permit planning of important pollution control work and to maintain continuity in our sewer construction program, it is necessary to obtain approval of funding in advance of the approval of the 1979 Capital Budget. Advance approval is required also because certain projects planned for late 1978 have been delayed because of circumstances beyond the City's control thereby necessitating scheduling new projects to maintain construction continuity.

Accordingly, advance approval is requested for \$1 490 000 (approximately 20% of the proposed 1979 program) for the following projects:

All of the foregoing work is part of the 1976-80 Capital Program and represents a rescheduling of certain projects within the Five-Year Plan. The unused 1978 funds will be spent in 1979 when the delayed work is rescheduled and will thus balance the advancing of 1979 funds. Sewer capital funds do not require voter approval; therefore, Council's approval must include borrowing authority.

I recommend that \$1 490 000 be approved in advance of the 1979 Sewers Basic Capital budget for the sewer work described above and that borrowing authority for this amount be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. PRV Station Construction - 1978 Capital Budget

The City Engineer reports as follows:

"Construction of a new concrete pressure reducing valve station is required at the intersection of Dunbar Street and 37th Avenue to replace an existing wooden station at this location.

Estimated cost \$44 000.

The older wooden station has deteriorated and the usefulness and value of this reducing valve station warrant the work required to upgrade its status. The reducing valve station and its required appurtenances is necessary for maintaining the proper water supply pressure to householders in the southwest sector of the City in times of limited supply and in emergency situations.

MANAGER'S REPORT, OCTOBER 27, 1978 (WORKS: A1 - 3)

Clause No. 3 cont'd:

I recommend that the above chamber construction be approved and that the necessary funds of \$44 000 be appropriated from Waterworks Capital Account No. 128/7903, 'Uncompleted Design - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Appointment of Engineering Consultants for Design and Construction of the Cordova Street Extension

The City Engineer reports as follows:

"This report is for the purpose of selecting an Engineering Consultant to carry out the design and draw up plans and specifications to construct the Cordova Street extension. On May 16, 1978, City Council authorized the City Engineer to ask for proposals for this work. The extension of Cordova Street from Granville Street to Burrard Street was authorized as a part of the Five-Year Capital Works Plan. An initial stage would extend from Granville Street to Howe Street and proposals have been requested from Engineering Consultants for this work. Four firms were selected on the basis of their record of doing similar work and the City's policy of rotation of these consulting services. All four firms expressed a willingness to carry out the assignment and submitted excellent proposals. They are all competent for the job. I have evaluated the four firms and am of the opinion that the one most suitable is Reid Crowther & Partners of Vancouver. Reid Crowther & Partners has submitted the proposal which recognizes best the needs of the City. The consulting fees would be paid in accordance with the fee schedule recommended by the Association of Professional Engineers in B.C. These fees would be the same for all consultants and this is not a factor in the decision; however, the Reid Crowther proposal would have the least disruptive effect on traffic and businesses on adjacent streets and would accommodate existing and future development in the area most suitably.

The initial stage of this project is estimated to be \$2 500 000. The second stage extending through to Burrard Street is estimated at an additional \$2 500 000. Thus, the total cost of the project is estimated at \$5 million and the City's share of the entire project is \$2 500 000, which is the amount provided for in the Five-Year Capital Works Plan.

The remainder of the funds will be provided for through an agreement with Marathon and the Federal Government who are the property owners involved. Marathon has agreed to share 46% of the costs of the first stage and to provide the land necessary for construction. An agreement must be finalized with the Federal Government who owns the old post office and the customs building. Before these agreements can be finalized, it is necessary to proceed with the design so that the contract specifications can be finalized. If agreement on the design can be completed by April, a tender can be called and work could be started by next summer.

The Cordova Extension is required regardless of whether the Convention Centre proceeds or not. However, the design will be compatible with the objectives of the Convention Centre and will provide for it should the Centre proceed.

Fees for the initial design work including soil investigation, design and contract documents are estimated not to exceed \$140 000. Should the contract be accepted and work proceeded with, the supervision fees would be in addition to this amount on a per diem basis and the Consultant who is selected for this work may also be involved in the design of the second phase from Howe Street to Burrard Street.

It is recommended that the firm of Reid Crowther & Partners be retained to provide engineering services for the construction of the Cordova Street Extension. Funds for this work have been provided for in the 1977 Basic Streets Capital Budget in appr. 147/6851 and 148/7957."

The City Engineer RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 316 & 317

A-4

Manager's Report, October 27, 1978 . . . (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. 2250 Granville Street - D.P.A. No. 81257
Pacific Press Parking Structure

The Director of Planning reports as follows:

"This report is submitted for Council's consideration because of differing views between the Urban Design Panel and the Director of Planning.

Dominion Construction, on behalf of the Pacific Press Ltd., filed Development Permit Application No. 81257 on June 8, 1978 requesting permission to construct a parking garage addition to the existing publishing plant. The parking garage is to be used by its employees and customers.

The site is bounded by 6th Avenue to the north, 7th Avenue to the south, Hemlock Street to the east and Granville Street to the west. It is zoned C3A-Commercial and M1-Light Industrial. The existing publishing plant presently covers the full C3A portion and a portion of the M1 zone to the west of the parking structure site, while the proposed parking garage is to occupy the easterly portion which is within the M1 zone.

History of the Site and its Parking Requirements

The Pacific Press Plant was first authorised by Development Permit No. 29161 in 1963 and has a parking requirement of 329 off-street parking spaces in accordance with the Zoning and Development By-law regulations.

When the development was first approved, the applicant had provided 362 parking spaces, 98 of which were on its own site and the remainder of 264 spaces on a separate site across 6th Avenue. The Technical Planning Board, at that time, had resolved that 322 parking spaces were sufficient for the development.

The proposed parking garage, having a gross floor area of approximately 107,980 sq. ft., will provide 11 levels of car parking for a total of 314 spaces. With 8 additional spaces on the remaining exterior portion of the site, the total provision amounts to 322 spaces. It is the applicant's intention to provide the 322 parking spaces on this site without requiring any spaces on the site across 6th Avenue. Ingress and egress to the parking levels are to be from 6th Avenue and 7th Avenue. The applicant also proposes to only landscape City boulevard on the east facing Hemlock Street and portions of City boulevard facing 7th Avenue to the south. Because the site slopes from a high point on the south towards the north, the parking structure will have a height of 35 feet on the south and 54 feet on the north side.

On August 21, 1978, the Director of Planning, after receiving advice from the Development Permit Staff Committee, approved the application subject to various conditions, one of which was that prior to the issuance of the Development Permit, the design of the proposed parking garage shall be to the satisfaction of the Director of Planning after advice from the Urban Design Panel. To date the Urban Design Panel has recommended refusal of the application because of the poor design.

Manager's Report, October 27, 1978 . . . (BUILDING: A-4 - 2)

Clause 1 continued

A resume of the Urban Design Panel's comments is as follows:

1) Urban Design Panel Meeting of
July 6, 1978

The Panel wished to emphasize the significance of this site along a major bridge approach to Downtown, constituting one of Vancouver's primary view corridors.

The Panel considered the exterior design of this structure to be of poor quality.

With these points in mind, the Panel suggests that the applicant seek professional design advice.

RECOMMENDATION: That the design of this project be REFUSED.

2) Urban Design Panel Meeting of
August 17, 1978

Panel wished to leave to the Planning Department the question of view obstruction and deal specifically with the design of this building.

In this regard the Panel felt that the exterior treatment had no relationship to the existing Pacific Press Building and, further that this treatment made the building appear heavy when, in fact, lightness, and the expression of structural efficiency should have been the goal. The comment of the Panel's July 6th meeting, namely that the applicant seek professional design advice still held.

RECOMMENDATION: That the design of this proposal be REFUSED.

3) Urban Design Panel Meeting of
September 14, 1978

Panel felt that no meaningful attempt had been made to improve the design and that a "cosmetics" approach was insufficient in this instance. In addition, it was noted that the landscaping was residential in character and therefore inappropriate.

RECOMMENDATION: That the design of this project be REFUSED.

4) Urban Design Panel Meeting of
September 28, 1978

In an attempt to clarify its position in regard to this project, the Panel reviewed objections to the design, which has remained basically unchanged since it was first viewed July 6th, 1978.

To begin with, there are discrepancies between the rendered elevations submitted September 14th and the drawings. The drawings indicate a galvanized steel bumper attached to the handrail (with bumper not shown) which will not conform to the National Building Code requirement for a "guardrail". A visually pleasing resolution of the guardrail/bumper detail is required.

In addition, the Panel feels that the sloping Hemlock Street elevation would be disturbing. As well, the north elevation, most visible from the Granville Bridge, is the bulkiest in character. Furthermore, no attempt has been made to soften the mass of the building by incorporating landscaping into the structure.

The Panel feels strongly that this design is an example of the most mediocre of solutions possible for a building of this function and that the prominence and visibility of the site warrants a structure of high design quality. The Panel's previous recommendation still stands.

Manager's Report, October 27, 1978 (BUILDING: A-4 - 3)

Clause 1 continued

The question of the view corridor/obstruction along Hemlock Street was resolved by the Director of Planning after he had visited the site and viewed a temporary scaffolding put up by the Pacific Press. The Director of Planning believed that the proposed massing is satisfactory in relation to the view.

At his meeting of October 2, 1978, after reviewing revised drawings and further considering this project, the Director of Planning is prepared to approve this application but in the light of the strong recommendation from the Urban Design Panel for refusal, is referring this application to Council for consideration."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council.

2. 901 Helmcken Street - D.P.A. No. 80796 - King George/ Dawson School Site (Block 80) - B.C. Hydro Parking Lot

The Director of Planning reports as follows:

"On April 4, 1978, City Council resolved:

"That B.C. Hydro be advised Council is not prepared to approve the King George site being utilized for parking purposes. However, if the corporation wishes to submit a Development Permit application for this purpose it should be submitted to the City in the normal manner and subsequently be referred to Council for decision."

Development Permit Application No. 80796 was submitted on April 25, 1978 by Metro Parking Ltd., on behalf of B.C. Hydro, requesting approval for the use of the site as a public parking area.

The drawings submitted with the application indicate a paved surface providing 396 parking spaces. Landscaping and lighting will be provided within the parking area as well as a 12' landscaped setback along Burrard Street. Landscaping will also be provided around the remaining perimeter of the site. The existing chain link fence at Nelson, Helmcken and Hornby Streets will be retained.

Downtown Parking Policy

Temporary Parking: The parking policy guidelines for Downtown District Parking provide that temporary parking may be permitted for a period not exceeding 5 years.

The Development Permit Board shall have regard to the parking guidelines in determining the standard of development, but need not require the standard normally required for a permanent accessory parking area (where one could be approved).

B.C. Hydro have verbally advised that the initial contract with their tenant is for a 3 year period. B.C. Hydro are presently carrying out a feasibility study for an office building development for this site, but do not anticipate proceeding with any development for a minimum 3 year period.

They consider that it is desirable and appropriate to use the site for temporary parking until a decision is made on the redevelopment of the site.

St. Paul's Hospital Planning Committee have also expressed their concern and need to have this area developed for temporary parking to accommodate construction crews, hospital staff and visitor parking during the first phase of the redevelopment of St. Paul's Hospital. This period would last a minimum of 2 years.

Manager's Report, October 27, 1978 . . . (BUILDING: A-4 - 4)

Clause 2 continued

Site Restrictions: The parking policy as approved by City Council would allow consideration of temporary parking on the east half of the site fronting Hornby Street, but would exclude the westerly half of the site fronting Burrard Street.

This parking policy was in part to discourage demolition of existing buildings and discourage new parking areas adjacent to major downtown streets and the core area.

Because of the particular circumstances that prevailed on this Block 80 (acquisition of site by B.C. Hydro from the School Board and subsequent demolition of the old school buildings), the whole site is now available.

DESIGN: The minutes of the Urban Design Panel meeting of September 14, 1978, state in part:

"Panel found it offensive that this site should be considered for use as a parking lot. The perimeter planting was viewed as a token attempt to camouflage the proposed sea of asphalt. A proper approach would be to concentrate trees inside the site rather than on the perimeter, even though this would mean fewer parking spaces. Panel felt the security concerns which expressed themselves in high intensity lighting were overstated. Although this was an application for a temporary parking lot, (5 years) Panel was concerned that pressures for its continued use as such would be irresistible."

The Panel therefore recommended that the design of the parking lot be refused.

It was noted by the Development Permit Staff Committee that, although the use of this site as a parking lot is not the most desirable form of development, a properly developed parking lot would be an improvement over the present situation.

The alternatives would probably be that:

- (a) the site would remain unused and in poor condition for several years, pending development, or
- (b) the site would continue to be used as a parking lot without permits, with no upgrading.

Subsequently the Development Permit Board, on October 2, 1978, resolved:

"That Development Permit Application No. 80796 be referred to City Council for decision (in accordance with Council's resolution of April 4, 1978) and that City Council be advised that the Development Permit Board is prepared to approve Development Permit Application No. 80796 in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the use of this site as a temporary public parking lot for a limited period of time expiring December 31, 1981, subject to the following conditions:

1. Prior to the issuance of the Development Permit:
 - (a) arrangements are to be first made to the satisfaction of the Director of Planning and Director of Social Planning regarding security of the parking area,
 - (b) revised and additional drawings and information are to be first submitted, clearly indicating:
 - (i) how irrigation of plant materials will be carried out, to the satisfaction of the Director of Planning and the Director of Social Planning,

Manager's Report, October 27, 1978 (BUILDING: A-4 - 5)

Clause 2 continued

- (ii) details of internal light standards, to the satisfaction of the Director of Planning,
- (iii) details and the location of ancillary facilities on the site for attendants (i.e. telephone, washroom, etc.) to the satisfaction of the Director of Planning and the Medical Health Officer.
- (iv) reduction in the height of the high portion of the existing chain link fence at the south-east portion of the site, to match the remainder, to the satisfaction of the Director of Planning and the Director of Social Planning.

2. All landscaping and treatment of open portions of the site, including the provision of surfacing, curbing, ticket dispensers, lighting, attendant facilities, irrigation and drainage, is to be completed prior to any use or occupancy of the proposed development."

The City Manager submits the above matter for the CONSIDERATION of City Council, in accordance with the Council resolution of April 4, 1978.

RECOMMENDATION

3. Illegal Suite: 1205 - 1207 East 14th Avenue

The Acting Director of Permits and Licenses reports as follows:

"The above property is situated in an RT-2 - Two Family Dwelling District and our records show that Building and Development Permits were issued to construct a semi-detached duplex in July of 1977.

In June of 1978, our Inspection Services reported that the building was occupied as an apartment having two dwelling units on the first storey, and two dwelling units on the second storey. Notification was sent to the owner ordering the use of the building to be restored to a two family dwelling.

On September 1, 1978, the tenant in the first storey dwelling unit at 1207 East 14th Avenue made an application for consideration under the Hardship Policy. On September 28, 1978, the Hardship Committee refused this request.

On October 12, 1978, an application for consideration under the Hardship Policy was received from the tenant of the first storey dwelling unit at 1205 East 14th Avenue. The declaration would indicate that the applicant is temporarily unemployed due to a medical disorder, but a medical report from her physician has not been received.

In view of Council's decision to enforce the By-Law with respect to illegal suites in new buildings, it is recommended that the Hardship Application not be processed and the Acting Director of Permits and Licenses be instructed to take the necessary enforcement action.

It is further recommended that the Acting Director of Permits and Licenses be instructed not to take applications for consideration under the Hardship Policy for illegal accommodation in new buildings built since 1975."

The City Manager RECOMMENDS that the recommendations of the Acting Director of Permits and Licenses be approved.

Manager's Report, October 27, 1978 . . . (BUILDING: A-4 - 6)

4. Kopernik Lodge - 3150 Rosemont Drive - D.P.A. No. 82086

The Director of Planning reports as follows:

"Mrs. Hanna Skapski (Architect), on behalf of Kopernik Lodge, has filed a Development Permit Application No. 82086 to construct a two storey addition to the existing senior citizen and personal care home to provide a hydro-therapy whirlpool, infirmary and office on the main floor and library, lounge and meeting room on the second floor.

This site is situated on the south side of Rosemont Drive, between Kerr and Doman Streets.

History

City Council by resolution on May 31, 1968, when the site was rezoned to CD-1 Comprehensive Development District, approved the conditions of development for this senior citizen and personal care home, with a maximum Floor Space Ratio of 0.60.

Present Situation

The current application is to construct an approximate 638 sq.ft. addition to the main and second floors to provide the previously mentioned facilities. This addition would increase the Floor Space Ratio to 0.614.

Proposed 54,336 sq. ft.

Permitted at 0.60 53,056 sq. ft.

Exceeded by 1,280 sq. ft.

Several of the new District Schedules of the Zoning and Development By-law recently approved by City Council permit the exclusion of certain recreational amenity areas such as library, lounge, etc. from the Floor Space Ratio calculations. It is considered that the proposed addition and use would be beneficial to the occupants of the personal care senior citizens home and could be treated in a similar manner.

The Director of Planning recommends that this application be referred to City Council with particular regard to the Floor Space Ratio of 0.60 being changed to 0.614 and that Council should be advised that the Director of Planning would be prepared to approve the proposed addition (approximately 640 sq. ft.) to the main and second floors of the existing senior citizen and personal care home, subject to the following condition:

1. All the conditions, including the parking, loading and landscaping, to be maintained in accordance with Development Permit No. 59803."

The City Manager RECOMMENDS that Council recommend to the Director of Planning approval of the proposed addition, subject to the above condition, and thereby permit the Floor Space Ratio to be increased to 0.614.

Manager's Report, October 27, 1978 . . . (BUILDING: A-4 - 7)

5. Rezoning Application - 6137 Cambie Street

The Director of Planning reports as follows:

"An application has been received from Mr. Gordon Yuen, Architect, requesting an amendment to the existing CD-1 Comprehensive Development District, By-law No. 3907, which forms a part of Zoning and Development By-law No. 3575, whereby the property at 6137 Cambie Street (Lot 2 of Lot B, Block 1008, D.L. 526, Plan 10803) may be used for:

"the development of a church for worship purposes for the Chinese Presbyterian Church. Included in the Church program are the nursery (presently licensed for 40 children), church school, adult bible study and prayer groups, fellowship groups, etc."

The existing CD-1 Comprehensive Development District permits 'institutional' uses only.

Site Description and Background

CD-1 By-law No. 3907 governs development for the northerly 435 feet (135.88 m) of the block bounded by West 45th and 49th Avenues, Cambie and Ash Streets. It and eight other separate CD-1's in the Oakridge area were the result of considerations regarding the ultimate use of extensive Canadian Pacific Railway (C.P.R.) lands in the area bounded by 41st and 57th Avenues, Cambie and Oak Streets. A concept plan approved by Council in April 1955 for a portion of these lands included a large shopping centre, medium and low density apartment areas, one and two family residential areas, park and school sites.

A rezoning application for the Oakridge Shopping Centre and a strip of high-rise apartments along Tisdall was submitted on February 21, 1956. The first CD-1 zoning in Vancouver was approved by Council at a Public Hearing on April 10, 1956 and the amending By-law was enacted on April 23, 1956.

Formal action on the remainder of C.P.R.'s land did not take place until November 1959 when Council adopted a revised land use and street pattern for the area between Cambie and Oak Streets, 41st and 49th Avenues. Lands to the south of 49th Avenue to 57th Avenue were to remain RS-1 and to be used as such. The report by the Technical Planning Board and the attached plan would result in the present zoning pattern which now exists in the Oakridge area (see Appendix A).

The proposed zoning changes which resulted from that report were referred to a Public Hearing which was held on May 2, 1960. The rezoning of lands to CD-1 was approved subject to the prior compliance of the owners with the following conditions, in accordance with the recommendations of the Town Planning Commission:

- (1) That a co-ordinated plan of development be first approved by Council;
- (2) That the C.P.R. first undertake to pay for the cost of placing electric and telephone services underground to the exterior boundary of that section south of 45th Avenue and between Ash and Tisdall Street which is to be rezoned to a CD-1 Comprehensive Development District;

and further provided:

The Technical Planning Board shall only authorise the issuance of a Development Permit within this area when the development complies with the following conditions:

- (a) That the development conforms with the co-ordinated plan of development approved by Council;
- (b) Development of the apartment area to be generally to the RM-1 District Schedule standard, except that such apartment development to be limited to two storeys in height (no penthouse) and no dwelling unit, house-keeping unit or sleeping unit shall be permitted in basements;

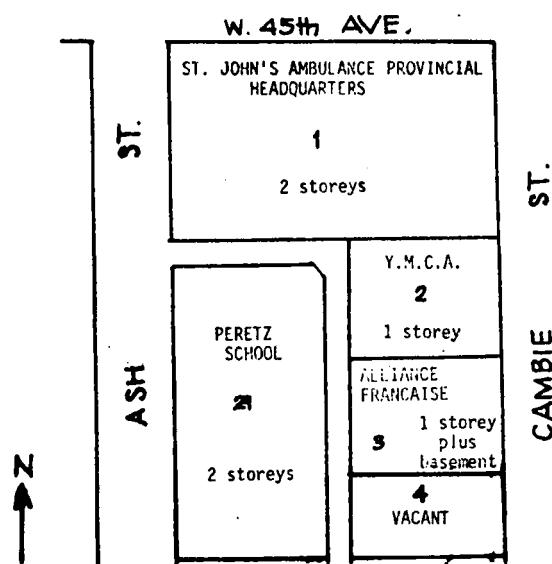
Manager's Report, October 27, 1978 . . . (BUILDING: A-4 - 8)

Clause 5 continued

- (c) The area of each site used for driveways and open parking shall not exceed 20% of the total site area; and
- (d) Development Permits for individual buildings to be conditional on approval of the Technical Planning Board on advice from the Civic Design Panel and subject to such other conditions as they deem appropriate."

While the rezoning of these lands was approved on May 2, 1960, the enactment of the individual CD-1 Comprehensive Development Districts was dependent upon receipt of a co-ordinated plan of development for each area. This process resulted in the enactment of eight separate CD-1 By-laws between 1961 and 1967. All of the CD-1's, including Oakridge Shopping Centre, are shown in Appendix B. This plan also shows the remaining commercial and residential zoning in the area.

A co-ordinated plan of development for the CD-1 district which is the subject of this application, was approved by Council on March 21, 1961. The uses proposed under that plan were considered to be of an institutional nature in accordance with the 1959 concept plan. The co-ordinated plan of development was approved and the CD-1 By-law enacted despite the fact that specific development for two of the encompassed lots were not detailed.



Only lots 1 and 29 were developed in accordance with the co-ordinated plan of development. Lot 2 and Lot 3 were approved and developed by the Y.M.C.A. and Alliance Francaise, respectively, subsequent to the enactment of the CD-1 By-law. Lot 4 was to be developed by the American Women's Club but has remained vacant.

Therefore the existing CD-1 permits institutional uses with few parameters for development beyond the specific form of development which exists on each lot.

The remainder of the block, to the south of the CD-1, is zoned RT-1 Two-Family Dwelling District with the property immediately to the south of the vacant CD-1 lot being developed with the Oakridge Regular Baptist Church. The remaining RT-1 lands are developed with two-family dwellings.

Proposed Development

The applicant submitted drawings stamped "Received City of Vancouver Planning Department, May 8, 1978". These drawings indicate alterations and additions to the existing Y.M.C.A. building, to create a two storey structure which would be used as a church and a religious education centre.

Calculations

$$\text{Site Area } 100' (30.480 \text{ m}) \times 130' (39.624 \text{ m}) = 13,000 \text{ sq. ft. (} 1207.740 \text{ m}^2 \text{)}$$

<u>Existing Development</u>	<u>Proposed</u>
Floor Area _____ 2575 sq. ft. _____ (239.225 m^2)	9634 sq. ft. _____ (895.028 m^2)
Floor Space Ratio _____ .20	.74
Height _____ 1 storey/12.5 ft. _____ (3.810 m)	2 storeys/29 ft. _____ (8.839 m)
Site Coverage _____ 20%	42.3%

Manager's Report, October 27, 1978 (BUILDING: A-4 - 9)

Clause 5 continued

	<u>Existing</u> <u>Development</u>	<u>Proposed</u>
Setbacks:		
Cambie Street	24 ft. (7.315 m)	24 ft. (7.315 m)
N. property line	10 ft. (3.048 m)	5.6 ft. (1.981 m)
S. property line	46 ft. (14.021 m)	9 ft. (2.743 m)
Lane	40 ft. (12.192 m)	40 ft. (12.192 m)
Parking Spaces	12	17

Note: For this particular development, 26 parking spaces would be required under Section 12 of Zoning and Development By-law No. 3575.

Neighbourhood Support

The applicant submitted in conjunction with the application, a petition with 102 signatures approving of the use of this site as a church. The locations of those individuals who signed the petition are shown in the attached Appendix C plan.

Analysis

The text of the existing CD-1 By-law No. 3907 does not contain any reference to the uses permitted or regulations which might be applicable. It is clear, however, through a review of the considerations which led to the rezoning, that the intent of Council was to restrict the uses to those of an institutional nature. As a church is a use specifically listed in Zoning and Development By-law No. 3575, it cannot be considered to be an institutional use. The potential impacts and requirements for each of these uses are significantly different. Churches tend to have certain peak periods corresponding to the days of worship of the specific religion, whereas institutions such as those which exist in this CD-1 tend to generate moderate levels of activity throughout the week.

Under normal procedure where uses or regulations are not part of a CD-1 By-law, but established by resolution of Council, the Director of Planning prepares a report to Council in conjunction with a Development Permit Application. Given that the proposed use is not in keeping with Council's intent, the Director of Planning believes that this change should be considered at a Public Hearing. The Director of Planning is not opposed to this proposed amendment in so far as the inclusion of "church" as a permitted use is concerned, but believes that the neighbourhood should be involved in the consideration.

The Planning Department would also like to use this opportunity to propose clarifying amendments to bring this CD-1 in line with the format of current CD-1 By-laws, including the establishment of a maximum floor space consistent with the uses which already exist and compatible with the adjoining residential development.

In the opinion of the Director of Planning, the specific form of development submitted with this application represents an overdevelopment of the site at a floor space ratio of 0.74. This fact is borne out by the applicant's inability to provide the necessary parking which would be required for this development in other zoning district schedules. Therefore, the Planning Department proposes a maximum floor space ratio of 0.6, being consistent with the church and residential development to the south. This should accommodate a satisfactory form of development and allow provision of adequate off-street parking. Given the existence of one church in the same block, it is essential that sufficient parking for a second church be provided in close proximity to the site.

Manager's Report, October 27, 1978 . . . (BUILDING: A-4 - 10)

Clause 5 continued

RECOMMENDATION: The Director of Planning recommends that the following recommendations be received and the whole matter be referred directly to a Public Hearing:

- A. That the application to amend the existing CD-1 By-Law No. 3907 to permit a church be approved, noting however, that the current scheme of development would not be acceptable under a Development Permit Application; and
- B. That the Director of Planning be instructed to make application to amend CD-1 By-law No. 3907 in general accordance with the parameters outlined in Appendix D of this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 317, 319 ¹/₂ 320

A-7

MANAGER'S REPORT, OCTOBER 27, 1978 (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION:1. Soil Conservation Act

The City Manager has received the following letter from Mr. G.W. Carlisle, Director of Finance and Administration of the G.V.R.D.:

"Section 1 of the new Soil Conservation Act, which received Royal Assent on September 27, 1977, contains the following paragraph:

"'local authority' means the Regional Board of a regional district, or, where a municipality within a regional district gives written notice to the Regional Board of that regional district that it wishes to be the local authority in respect of the municipality, the council of that municipality;"

Will you please advise me if you wish this District to act as the local authority, or if you wish to have your own municipality assume that responsibility."

The Director of Legal Services comments on the implications of the above as follows:

"The Soil Conservation Act was passed in 1977 and has as its objective the preservation of agricultural land reserve. By section 1, a municipality has an option of being the enforcing authority which is pointed out in Mr. Carlisle's letter. If a municipality chooses to be the local authority it must, under section 7, appoint an enforcement officer.

Information indicates that every other municipality in the lower mainland has elected to be the local authority, therefore it seems only sensible that the City should take the same course of action."

The City Manager RECOMMENDS therefore that City Council be the local authority under the Soil Conservation Act and further, as required by section 7 of the said Act, the City Building Inspector be the enforcement officer.

2. Replacement of #14 Firehall

The Director of Civic Buildings reports as follows:

"On July 12, 1977 City Council appointed K.G. Terriss, Architect as architect for the new #14 Firehall, to be located at 2804 Venables Street. The budget estimate presented to Council at that time was \$650,000, including \$90,000 for the cost of land.

On October 11, 1978, the following tenders were received for the construction of the new #14 Firehall:

Westmount Construction Ltd.	\$449,780
Ekson Construction Ltd.	\$456,700
Aspen Construction Ltd.	\$461,584
Mainland Construction Co. Ltd.	\$478,342
Burdett Construction Co. Ltd.	\$489,535

MANAGER'S REPORT, OCTOBER 27, 1978 (FINANCE: A7-2)

Clause #2 continued:

Interland Contractors Ltd.	\$491,103
Clearspan Shopland & Company	\$494,630
Rossi Construction (1976) Ltd.	\$495,000
Smith Bros. & Wilson Limited	\$502,400

The total project cost is now estimated to be \$632,215 as detailed below. It is \$17,785 below the budget approved by Council in 1977. The difference is attributable to a decrease in the expected cost of building construction.

Property cost (net)	\$ 90,000
Architects' and Consultants' Fees	\$ 41,000
Construction contract (based on low tender)	\$449,780
Furniture	\$ 13,000
Communications systems	\$ 22,000
Miscellaneous tests, permits, ads.	\$ 3,000
Contingency 2%	\$ 12,000
Demolition of old worksyard buildings	\$ 1,435
	<u>\$632,215</u>

It is recommended that Council:

A. Accept the low tender of Westmount Construction Ltd. and enter into a contract with them in the amount of \$449,780.00 such contract to be satisfaction to the Director of Legal Services.

B. Approve the allocation of funds as indicated in the budget presented in the body of the report.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

CONSIDERATION:

3. Vancouver Art Gallery's Request for Funding to Restore Emily Carr Collection

The Director of Finance reports as follows:

"City Council, at its meeting on September 12, 1978, were advised that the Emily Carr Collection of the Vancouver Art Gallery is in need of extensive restoration and that the Art Gallery has insufficient funding for the restoration. The Art Gallery was requested by Council to provide additional information on this matter to Council.

The Art Gallery has now submitted additional information by their letter dated September 18, 1978, a copy of which is enclosed. Their letter states that the total cost of the restoration is approximately \$50,000 but the Director of the Art Gallery has advised, in subsequent discussions with the Finance Department, that he feels the Art Gallery will be able to raise approximately \$40,000 through donations and other fund raising efforts so that the amount requested of the City is \$10,000. He also advises that the work will take place over the 1979 and 1980 calendar years so that, although he would require a commitment by the City at this time to allow the arrangements to proceed, there would be no funding requirement until 1979.

MANAGER'S REPORT, OCTOBER 27, 1978 (FINANCE: A7-3)

Clause #3 continued:

The Director of Finance advises that City Council has basically three options in this matter as follows:

- A. Approve a grant and provide the funds in 1978 from the "other" budget category for grants.
- B. Do not approve any grant - the Art Gallery could apply again in 1979.
- C. Refer the grant request to the 1979 Council with a recommendation that it receive favourable consideration in the review of the 1979 grant requests.

The latter option does not in any way bind the 1979 Council nor should the Art Gallery consider it as a commitment by the City for funding in 1979.

The City Manager submits the foregoing report of the Director of Finance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 320

MANAGER'S REPORT, OCTOBER 27, 1978 (PERSONNEL: A8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Leave of Absence Without Pay - Mr. John E. Bunyan,
Vancouver Fire Fighters' Union, Local 18

The Director of Personnel Services reports as follows:

"At its meeting on November 22, 1977, Council approved a one year leave of absence without pay for Mr. Bunyan commencing November 1st, 1977 for the purpose of conducting Union business on a full time basis.

A further request has now been received from the Secretary-Treasurer of the Vancouver Fire Fighters' Union, Local 18 for an extension to this leave for the same purpose.

It has been the general policy of the City to approve similar requests by this and other Unions on a year to year basis. Also, the Fire Chief is in agreement that the request be approved.

I therefore recommend that Mr. John E. Bunyan be granted leave of absence without pay for a term of one year, commencing November 1st, 1978, for the purpose of conducting Union business on a full time basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 321

MANAGER'S REPORT, OCTOBER 27, 1978 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Agreement re Strata Lot Leases -
Lot A, Block A, D.L. 335, Plan 17160 -
Champlain Heights

The Director of Legal Services reports as follows:

"By a ground lease dated March 15th, 1978, made between the City (as lessor) and Bancorp Properties Limited and United Properties Limited (as lessees) the City leased to the lessees Lot "A", Block "A", District Lot 335, Plan 17160 for a term of 99 years. This lease contained a provision for converting the same into individual strata lot leases under the Strata Titles Act. The lessees have, by the deposit of a leasehold strata plan in the Vancouver Land Registry Office, created 23 strata lots.

The Royal Trust Corporation of Canada (mortgagee) holds leasehold mortgages on Strata Lots 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23, District Lot 335, Leasehold Strata Plan VR548.

The Mortgagee requests the City to enter into an agreement with the Mortgagee in respect of the Strata Lot leases in order to give the Mortgagee the following protection: -

- the City to give the Mortgagee not less than seven (7) days' prior notice of
 - a) the City's acceptance of a surrender of any of the leases;
 - b) any modifications or amendments to the leases;
- acknowledgment by the City of receipt of notice from the Mortgagee of the leasehold mortgages;
- a grant by the City to the Mortgagee of all rights, assurances, remedies and notices afforded by the terms of the leases to a mortgagee (this includes the right to cure the defaults of the lessees);
- the City to give to the Mortgagee upon not less than 30 days' notice a statement in writing certifying as to such matters as, whether or not the leases have been modified, the date to which rent and other charges have been paid and whether or not the lessees are in default under the leases.

The Mortgagee is not a party to the leases and consequently requires the covenant of the City, as aforesaid, for better protection. On March 18th, 1977, Council approved a similar request of the Bank of Montreal in respect of certain mortgages which it held on leasehold properties in the False Creek Development. The request by the Mortgagee is not unreasonable.

It is recommended that the City enter into an agreement with the Royal Trust Corporation of Canada to provide the Corporation with the protection set forth above, the Director of Legal Services be authorized to enter into such agreement on behalf of the City in a form satisfactory to him and to execute the same on behalf of the City and affix the seal of the City to such agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

MANAGER'S REPORT, OCTOBER 27, 1978 (PROPERTIES: A9 - 2)

2. Consent to Mortgage by way of sublease -
Air Space over 1000 Block West Hastings Street

The Supervisor of Properties reports as follows:

"On May 30, 1978, Council dealt with a report concerning a lease to British Pacific Building Ltd. of air space over Hastings Street, between Parcels D and F, Block 1, D.L. 185 (Lease Account 10228), and approved the following recommendation of the Supervisor of Properties:

'That the City consent to an assignment of the lease of air space over west Hastings Street from British Pacific Building Limited to the Great West LIfe Assurance Company subject to the documents of assignment being to the satisfaction of the Director of Legal Services.'

It has now come to our attention that the request was not for the City's consent to an assignment of the lease of air space but rather for consent to 'a mortgage by way of sub-lease.' The Supervisor of Properties therefore recommends that the recommendation adopted by Council on May 30, 1978, be amended to read as follows: (underlining denotes the change)

'that the City consent to a mortgage by way of sub-lease of the lease of air space over west Hastings Street from British Pacific Building Limited (mortgagor) to the Great-West Life Assurance Company (mortgagee) subject to the documents being to the satisfaction of the Director of Legal Services.'"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 321

MANAGER'S REPORT

350

B

DATE October 26, 1978

TO: Vancouver City Council
SUBJECT: Street Lighting Local Improvement Project Larch Street from 45th to 49th Avenues, Item 8, Schedule 448, Court of Revision May 18, 1978
CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The attached letter from Mr. Thorburn has been received stating that over 50% of the owners on Larch St. do not want the above mentioned street lighting and asking that the project be cancelled. In order to clarify the situation, I have summarized chronologically the events that have occurred:

1. March 23, 1978, notices were mailed to the owners.
2. April 24, was the last day of appeal. Insufficient notice of objection to defeat the project were received. (14 out of 37 owners - 19 required).
3. May 18, after the Court of Revision at which there was no representation from the owners, Council approved that the project be proceeded with.
4. On July 25, Council awarded a street light contract which included this project. The estimated cost for Larch Street is \$13,370.
5. August 29, Council "received" the attached report which reviewed the letters received from Mr. Thorburn and other owners questioning the report to the Court of Revision. There were still insufficient objections to defeat project (2 of the original signatures validated and 2 new signatures submitted two months after the last day of appeal bringing the total to 18 - 19 required). It is my understanding that Mr. Thorburn was aware of this report when it was submitted.
6. October 20, the work was started in the morning. Mr. Thorburn called Alderman Marzari and the Deputy City Manager reporting that he understood that the project had been cancelled on August 29 and he asked that the matter be referred to Council. The project was stopped in the afternoon in order to give Council the opportunity to consider this matter. Some work was required on Monday to make the excavations safe.
7. October 24, calls were received from three owners on the street who have anxiously waited for years for street lights asking why the work was stopped and covered up.

The estimated additional costs incurred will be as follows:

- a) If the project is cancelled - \$2000. The Director of Finance states that funds are available from Contingency Reserve.
- b) If the project is proceeded with - \$600. Funds are available in the City's share of the projects to cover this.

In view of the fact that insufficient notices of objection have been received to defeat this project as reported at the Court of Revision and in August, I recommend that the installation be completed.

If however, the project is cancelled I recommend that funds to pay the costs incurred (estimated at \$2000) be appropriated from Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

DELEGATION REQUEST THIS DAY: Mr. Drew Thorburn.

FOR COUNCIL ACTION SEE PAGE(S) 318, 319

MANAGER'S REPORTDATE October 24th, 1978

TO: Vancouver City Council
SUBJECT: Acquisition of Bowell McLean Property
for a Public Park
CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"On June 18th, 1974, the City of Vancouver entered into an agreement with certain property owners including Bowell McLean Motor Company Limited to purchase from Bowell McLean certain lands at Melville and Dunsmuir streets for a public park. Subsequently on July 31st, 1974, the City purchased from Bowell McLean, Lot 3, Block 2, District Lot 185, Group One, New Westminster District, Plan 14339 (the said lands) for the sum of \$2,500,000.00, to be held by the City so long as the said lands are used for public park purposes and certain other municipal purposes set out in the conveyance.

Under the agreement certain property owners agreed that lands owned by them (more particularly described in the agreement) shall be subjected to a local improvement charge in the proportions noted in the agreement imposed under appropriate legislation for one-half of the acquisition cost of the said lands as defined in the agreement.

Under the local improvement provisions of the Vancouver Charter, in order to give effect to the agreement, it is necessary that the Council declare that it is in the public interest to purchase the said lands and to authorize the purchase. The attached by-law makes such declaration and authorizes the purchase as a local improvement. The by-law also outlines the method of apportioning the costs among the property owners and incorporates terms of the agreement respecting calculation of interest, amortization and prepayment of local improvement charges.

The attached by-law is submitted to Council for approval. If the by-law is passed Council will be requested at a later date to fix the date for the Court of Revision with respect to this local improvement project. It is recommended that this by-law be passed. This by-law requires eight affirmative votes to pass."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 321

MANAGER'S REPORT

D

DATE October 4, 1978

TO: Vancouver City Council

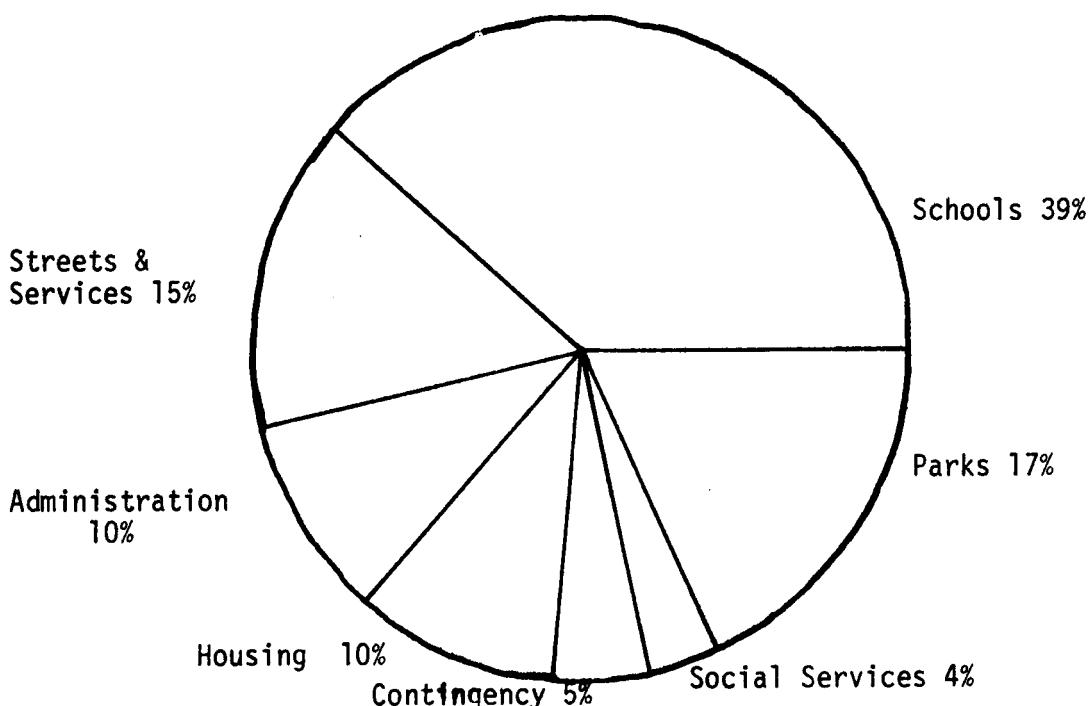
SUBJECT: Grandview-Woodland N.I.P.: Progress Report #2

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On July 12, 1977 City Council approved the Grandview-Woodland N.I.P. Concept Plan which included a recommendation that progress in this program be reported for Council's information after each six month period. The purpose of this report is to inform Council of developments during the second six months of the program's implementation stage up to June 30, 1978

Neighbourhood Improvement expenditures recommended in the Concept Plan were grouped in five major categories: Schools, Parks, Street Improvements and Beautification, Community Social Services, and Housing Infill and Rehabilitation.



Implementation of the projects identified in the Concept Plan has been spread over the three year term of the implementation stage of the program. Social services and those school projects requiring an extensive planning stage were given highest priority for initiation in the first six months. The second six months has seen the completion of the majority of the social service projects, continuation of detailed planning work on the major school projects and the initiation of detailed planning for three of the five neighbourhood parks.

Substantial input from newly interested community members has contributed to the quality of discussion. While membership, with some turnover, has remained at a constant dozen people on the N.I.P. Committee itself, the Committee has during this period involved a further fifty-three community members in the sub-committees which it continues to form to deal with the particulars of each project. These sub-committees typically involve several N.I.P. Committee members and a larger number of additional community members who often represent Consultative Committees, school staffs, and neighbours, whose opinions are actively solicited by the sub-committee. Details of each project are resolved by such subgroups, within priorities indicated by the N.I.P. Committee, before being brought back to that Committee for discussion and a recommendation to City Council.

The Grandview-Woodland N.I.P. Committee has continued to identify and develop new Neighbourhood Improvement projects beyond those specifically indicated in the Concept Plan. Three projects identified earlier as "second priority" projects have now been brought into active investigation and planning, and others will be considered if projects currently being developed prove impossible to implement, or if extra funds are available.

SCHOOLS (\$1,035,000.00 or 39%)

Improvements at four local schools comprise the major area of concern in the Grandview-Woodland Neighbourhood Improvement Program. Elementary schools in the N.I.P. area are generally maintaining a high level of enrolment, relative to the City as a whole, and remain focal points in the community. Neighbours, parents, teachers and children have all shown a great deal of enthusiasm in contributing to the planning of proposed improvements. The prime objectives are to improve the educational opportunities available to the children of the area, and to encourage greater use of the schools by the community as a whole.

Creative Playgrounds - Working committees established at Laura Secord, Lord Nelson and Macdonald Schools at the end of the first six month period have proceeded with varying degrees of success in the development of playground designs in conjunction with a consulting landscape architect and City Planning staff. While Council can expect reports on all three of these to be presented in the Fall, they are currently at vastly different levels of development, largely due to difficulties related to the size of sites of two of the projects. Laura Secord has adequate and well oriented space available and a design is complete for that site while Lord Nelson's siting situation will soon be reported to Council and that of Macdonald remains thus far unresolved.

Macdonald School Kitchen and Storage - Work was to have been done on the provision of storage facilities at Macdonald School in November/December of 1977. The School Board has, however, been unable to begin work on the project and indicates that the timing of this project remains uncertain.

Playing Fields - The scheduling of resurfacing and drainage projects on fields at Laura Secord and Lord Nelson Schools is such that detailed planning will await the completion of plans for the Secord gym and both creative play areas.

Laura Secord Gym - The largest single project undertaken by the N.I.P. Committee is well underway with a report to Council for the appropriation of funds expected early in the Fall. The Vancouver School Board and Provincial Ministry of Education have given their approval to a design developed by the consulting architect (chosen by Council upon N.I.P. Committee recommendation), in co-operation with parents, school staff, the School Board, City Planning Department, Construction and Maintenance Division staff, and N.I.P. Committee members. Working drawings are underway and the cost is expected to be within the budget set out one year ago. The architect, Byron Olson, is taking into account the concern shared by community members and civic staff to keep operating expenses to an absolute minimum. Solar heating components and careful attention to lighting and air circulation are being considered as means of achieving a design through which substantial savings in lighting and heating costs are expected.

St. Francis Gym - Funds were set aside in the Concept Plan for the purchase of land, the design and the construction of a new elementary school size gymnasium for the St. Francis Parish School, which currently has none. Issues of ownership, funding, maintenance and control over programming have not yet been resolved. It is questionable whether this project will proceed. The Director of Planning will, however, be reporting on the matter to Council before the end of 1978.

SOCIAL SERVICES (\$90,500.00 or 4%)

MOSAIC Office Improvements - The \$10,000 project to improve the translation, interpretation and counselling service provided in seventeen languages by the MOSAIC Centre through the purchase of office equipment and furniture is now complete.

REACH - The Concept Plan had allocated \$64,000 for the improvement of office space to be used for the expansion of educational health services by REACH Centre. \$39,000 was appropriated in March and together with Provincial Department of Health funds has resulted in the completion of these improvements.

Child Care Equipment - Purchases are still in progress under the appropriations totalling \$5,073.26 for equipment for the Children's Place Day Care, a centre for handicapped children; and for a Toy Lending Library which makes toys available to all of the day care centres in the area. Approximately half of the appropriation has been spent to date.

Community Services Directory - \$9,666.00 was appropriated in August, 1977. Due to a lack of available staff to complete this project, Britannia Community Services Centre has not yet published the directory. At the end of this review period it was ready for printing and awaiting a further appropriation of N.I.P. funds in September.

PARKS (\$460,000.00 or 17%)

The Concept Plan included this allocation for the improvement of the neighbourhood's five parks. This allocation was based upon preliminary design concepts for each park developed in discussions with residents early in 1977. The implementation stage involves further detailed development of these concepts and their implementation.

The Director of Planning notes that while the planning of projects in this category has been undertaken as anticipated, the schedule of implementation agreed upon by Park Board and Planning Department staff has not been achieved. Where community and Park Board priorities differ with respect to the future development of a park, substantial delays have been experienced.

Victoria Park - This park was the first for which detailed planning was undertaken but remains unimproved due to an unresolved issue over inclusion in the design of a free standing washroom building proposed by the N.I.P. Committee. Discussion of immediate implementation of other improvements has been initiated by the Planning Department.

Grandview Park - A mutually agreeable design has now been developed. However, due to the reconstruction of tennis courts requiring more than twice the allocation originally estimated by the Park Board for the Concept Plan, there are insufficient funds available within the existing N.I.P. allocation. It is the opinion of the N.I.P. Committee that the major portion of the expense on the tennis courts resulted from the lack of maintenance for many years. The N.I.P. Committee has, therefore, voted to request partial funding from the Park Board and intends to resolve this issue in the upcoming months.

Templeton Park - This park has undergone a very successful detailed planning stage with good participation from neighbours, parents and staff from the adjacent school, Park Board and N.I.P. Committee members. A plan has been prepared which has now been reported to Council for an appropriation of \$151,050.00.

Garden Park - While detailed planning is scheduled to begin in September, the process is expected to be prolonged due to a controversy which has arisen regarding the Park Board proposal to replace playground equipment with N.I.P. funds. Existing equipment, considered by Park Board staff to be in poor condition, was demolished without consultation with the N.I.P. Committee or the Planning Department.

McSpadden Park - Planning for this park has been rescheduled for the spring of 1979.

HOUSING (\$250,000.00 or 10%)

While this portion of the Concept Plan remains undeveloped, the N.I.P. Committee wishes, for the present, to retain the option of assisting in the initiation of non-profit housing projects. The recent initiation of one co-operative housing development in the Grandview-Woodland area without N.I.P. assistance has been encouraging.

STREET IMPROVEMENTS AND BEAUTIFICATION (\$383,000.00 or 15%)

Tree Planting and Litter Container Installation - These projects were carried out during the first six month period of implementation.

Bus Shelters - The \$35,000 allocation for bus shelters has not been appropriated due to negotiations between commercial bus shelter companies and the City, providing a possible alternate source of obtaining necessary shelters. Some funds will likely be appropriated for the relocation of displaced City shelters.

Residential Street and Sidewalk Improvements - The Concept Plan allocated \$146,000.00 to provide subsidies to encourage the completion of curbing, paving and sidewalk construction in the local area. The N.I.P. Committee proposes that a 25% subsidy of local improvements be provided for both City and local property owners who are fronting a park or school where curbs and paving remain

incomplete. The Committee believes that ten such blocks should be curbed and paved for the benefit of the community as a whole. The Committee also proposes a 25% subsidy of the cost of installing sidewalks on all streets in the N.I.P. area where these are currently lacking. The proposal is that the City initiate the local improvement process for these sidewalks.

The City Engineer concurs with the proposal regarding a 25% subsidy for completing sidewalks throughout the whole NIP area. However, he is concerned about the proposal to give a 25% subsidy for only 10 selected blocks within the area, and excluding other property owners.

Commercial Drive Beautification - A design has been developed for this beautification project by City staff. The details of the design will be discussed with merchants and property owners, prior to the initiation of a local improvement by-law to be recommended in a report to City Council by the Engineering and Planning Departments. Detailed estimates on the costs of each component of the scheme are currently being done by the Engineering Department.

CONTINGENCY RESERVE (\$120,000.00 or 5%)

This fund was set aside in the Concept Plan to provide for two potential types of allocations at a later stage in the implementation of the program. It was anticipated that overruns would occur on some projects and require a further allocation from this reserve. The primary intention of the fund, however, was to encourage participation in the program by those who became aware of it subsequent to the development of a Concept Plan by allowing new projects to be identified and funded during the course of the program's implementation stage.

New projects have been identified and some developed for funding allocations, as well as some projects identified in the Concept Plan being expanded in scope. During the discussion of such allocations it is useful for the N.I.P. Committee to know exactly how much money remains unallocated within the program. Since some projects are completed without using all of the money appropriated, leaving money in various accounts, it is now proposed that all such money will be transferred to the Contingency Reserve Fund at the end of each six month period. The transfer of such funds to this category at this time has resulted in a total of \$189,911.12 in the Contingency Reserve.

HOME IMPROVEMENT PROGRAM

The N.I.P. Committee has sponsored the operation of a very successful Canada Works project which employs three home handyworkers to do minor repair work which cannot be covered under the R.R.A.P. already available in the N.I.P. area. This project is functioning well and filling an apparent need in the community. It has recently been supplemented with the hiring of six more workers under a Young Canada Works grant which expired in September. The N.I.P. Committee has also received approval of an additional Canada Works crew to continue on when the first project terminates and to account for the growing demand for such services. The Committee intends to continue to identify needs in the area which will contribute further employment opportunities for local residents.

R.R.A.P. (RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM)

The upgrading of housing is one of the principle objectives of the Grandview-Woodland N.I.P. Committee. The Residential Rehabilitation Assistance Program, operating since July 1977, has been a major contributing factor in the highly visible improvement of residential property in the Grandview-Woodland N.I.P. area.

During the first six months the program was well received by a steady flow of resident homeowner and landlord applications in response to an extensive promotional campaign throughout the entire N.I.P. area. During the second six months intensive promotion continued on a block by block basis together with newspaper articles. However, due to restrictive income guidelines the rate of resident homeowner applications has decreased while cancellations in this group have increased.

To date 328 preliminary applications for a total of 479 units have been received. 110 loan and grant commitments have been made by C.M.H.C. accounting for 126 dwelling units. City and C.M.H.C. staff are processing 169 incomplete applications representing another 288 dwelling units. There have been 49 cancellations for a total of 65 dwelling units, 40 (54 dwelling units) of which occurred during the last 6 months.

LOCAL AREA PLANNING

As well as N.I.P., R.R.A.P., and the Home Improvement Program (Canada Works), the site office staff are administering the Local Area Planning Program in Grandview-Woodland. This work includes the preparation of the area policy plan for industrial, N.I.P. and apartment areas; monitoring and commenting on development permit applications; advising on rezoning applications; making recommendations with regard to the disposition of City-owned lands; and meeting with the Citizens' Planning Committee. In June 1978 Council received for information a separate progress report on the area plan indicating its anticipated completion in late 1978 or early 1979.

GENERAL OBSERVATIONS

While 25% of the program funds have been committed at this stage, the second six month period of N.I.P. implementation resulted in few immediate appropriations. The planning of a number of major projects during that time, however, is expected to result in the commitment of greater than half of the total N.I.P. budget by the end of 1978, which marks the halfway point in the implementation stage of the program.

RECOMMENDATION

The Director of Planning submits the foregoing Progress Report for the information of City Council and recommends:

That City Council submit the Second Grandview-Woodland N.I.P. Six Month Progress Report to C.M.H.C. and the Provincial Department of Municipal Affairs and Housing for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 321

DISTRIBUTED TUESDAY

CC 62-MLH-75

357

MANAGER'S REPORT

E

DATE October 30, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Lease of Larwill Park (Bus Depot) to B.C. Hydro & Power Authority

CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"On October 17, 1978, Council passed a motion "THAT consideration of this clause be deferred and, in the meantime, the City Manager report back, giving further details on the questions raised."

The Larwill Park Bus Depot is used by Pacific Stage Lines, Greyhound Bus Lines and Sechelt Bus Lines as a terminus with a total of 235 to 275 buses daily. Trailways operate approximately 50 airporter buses daily with the bus depot being the terminus and lay over point. In addition, B.C. Hydro Transit Authority operate 126 buses daily at the Vancouver Terminus on the North Vancouver bus routes.

B.C. Hydro has, by the legislation setting up the Urban Transit Authority, been ordered to divest itself of any commitments associated with transit by March 31, 1979. As their lease with the City on the Larwill Park Bus Depot requires 6 months notice of cancellation they feel obligated to take the steps required by the legislation. They had hoped to have Pacific Coach Lines Ltd. accept an assignment of the Larwill Park Bus Depot Lease.

The Minister of Municipal Affairs on September 5, 1978 announced by a Press Release that Vancouver Island Coach Lines and Pacific Stage Lines would be merged and a new, publicly-owned Company, Pacific Coach Lines Ltd., would be formed. To date, the new company has no budget and feel they cannot assume any financial obligations, such as a lease assignment. They also wish to negotiate sharing, between themselves and Hydro, of some of the lease conditions relating to the lease termination before accepting the assignment.

There is no alternative transit terminal site available within the City in the short term and Larwill Park will remain a bus depot well beyond 6 months. By reducing the notice period from 6 months to 3 during the transition period, the City will facilitate negotiations between B.C. Hydro and Pacific Coach Lines, but will itself lose nothing.

In the opinion of the Director of Finance and the Supervisor of Properties it would be in the City's best interest to have the lease assigned to B.C. Hydro's successor, Pacific Coach Lines Ltd., rather than force B.C. Hydro to terminate their lease in order to live up to the terms of the Urban Transit Authority Legislation.

In view of the foregoing, it is recommended that the City grant B.C. Hydro's request and waive the six month Notice of Cancellation and substitute three months Notice of Cancellation during the period November 1, 1978 to December 31, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 321

REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 12, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 12, 1978 at approximately 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
 Alderman Brown
 Alderman Gibson (Item 2)
 Alderman Kennedy
 Alderman Puil

CLERK TO THE
 COMMITTEE: M. L. Cross

RECOMMENDATIONS1. Effect of the Sign By-law

The Committee considered a report of the City Manager dated September 21, 1978 (copy circulated) forwarding a report of the Director of Planning dated September 21, 1978 (on file in the City Clerk's office).

Mr. A. D. Geach, Assistant Director, Special Services Division, Planning Department, advised that in June, 1977 Council deferred a Manager's report on amendments to the Sign By-law -- Sign Schedules for False Creek, Downtown and Chinatown -- and instructed the Director of Planning to make a presentation to the Committee on the Sign By-law and the effect of the new regulations throughout the City prior to any decision on further amendments to the Sign By-law.

The report of the Director of Planning evaluates the extent to which the By-law has achieved the following objectives of sign control set in 1974:

- (a) To ensure that signing fulfills its primary function of identification without denying the advertising function.
- (b) To encourage signs which contribute creatively to the visual environment of the City.
- (c) To improve and speed up the administrative process for sign applications.
- (d) To control third party advertising.
- (e) To eliminate existing and future billboards and wall painted signs, within a certain period of time.
- (f) To encourage competition in quality rather than in sign sizes.
- (g) To eliminate signs which invade the reasonable privacy of adjacent residents, properties or owners.
- (h) To eliminate existing and future confusing sign display.
- (i) To prevent possible hazards to pedestrians and motorists caused by distracting sign display.

Under the present By-law, all billboards adjacent to bridges and freeway approaches and roof top billboards have been rendered non-conforming. An extensive program of removing billboards has been

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Report to Council
Standing Committee of Council
on Planning and Development
October 12, 1978

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Clause No. 1 cont'd:

underway in the past two and a half years, and over 80 billboards plus 340 billboards voluntarily removed by the major billboard companies prior to Council's instruction for removal, have been removed from these areas. Except those given extended time by Council, almost all billboards have been removed from the bridge and freeway approaches.

In the three and a half years since the By-law has been in operation, it is considered that it has made significant progress towards achieving most of the above objectives. The report notes that the present Sign By-law has reduced undue proliferation of signs. It has eliminated unsightly "A-Frame" supports for new projecting signs and does not permit painted wall signs. The number of billboards has been greatly reduced and their locations controlled (over 300 billboards have been removed from roofs and areas adjacent to bridges replaced by less than 70 on-ground ones). It has encouraged sign manufacturers to pay more attention to graphic design because of limited copy area. It provides better spacing between signs to prevent overcrowding due to number and distance between signs particularly for free standing and projecting signs. Signs are encouraged to relate to the character of the area and, in particular, that of historic areas, for example, neon signs and Chinese characters for Chinatown. It is considered that the effect of the Sign By-law has been to greatly improve signage in general. However, the full effect of the By-law may not be appreciated until most of the non-conforming signs are phased out, replaced, or removed.

Mr. Geach advised that the Planning Department has been working with representatives of the sign industry. They agree that the Sign By-law is effective and working well in most applications, however, they are of the opinion that certain areas need some modification to improve effectiveness. The industry representatives also expressed concern about the new sign schedules for False Creek and Downtown. Their principal areas of concern were:

- (a) The two new Sign Schedules would be the beginning of an increasing number of special Schedules changing a comparatively simple By-law into a complex one.
- (b) The introduction of new Area Schedules could increase the number of signs requiring special approval thus causing a delay in obtaining permits.
- (c) The introduction of new Area Schedules could create a large number of non-conforming signs.
- (d) Applications for some signs not located in areas with special Sign Schedules have been referred to Local Area Planning Committees although the Sign By-law does not require such referral, leading to delay in the processing of the permit.
- (e) Sign industry representatives are concerned that complete exclusions of certain kinds of signs (e.g. billboards) from many zoning districts is unrealistic and does not allow for consideration of special situations.
- (f) Some regulations in the By-law may be too restrictive causing undesirable results not originally intended, for example, projecting signs.

Because of these concerns representatives of the sign industry requested that a thorough and total review of the By-law be undertaken with a view to simplification and elimination of problem areas. The Planning, Permits and Licenses and Law Departments consider that a complete review is not essential at this time. A review of specific concerns is desirable and would require less staff time, however with present staff resources neither a complete nor partial review appears feasible in 1978. The City Manager submitted the following alternatives for the Committee's consideration:

Report to Council
 Standing Committee of Council
 on Planning and Development
 October 12, 1978

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Clause No. 1 cont'd:

- (a) instruct the Director of Planning, Director of Permits and Licenses and Director of Legal Services to report back on timing and staff requirements for a full review to begin in 1978.
- (b) instruct the Director of Planning to include consideration of the full review in his 1979 work program, in consultation with the Directors of Permits and Licenses and Legal Services.
- (c) instruct the Director of Planning to include consideration of the partial review in his 1979 work program in consultation with the Directors of Permits and Licenses and Legal Services.
- (d) defer the review beyond 1979.

Mr. R. Sinclair, Seaboard Advertising Company, indicated that the report of the Director of Planning was acceptable to the sign industry. He advised that the Planning Department had listened to the sign industry and noted its concerns. The industry representatives are prepared to work with the Planning Department in any review of the Sign By-law.

Mr. E. Blair, Permits and Licenses Department, advised that sign applications are applied for in the Permits and Licenses Department. The Department administers the Sign By-law and finds it an excellent document to work with.

Mr. R. Spaxman, Director of Planning, indicated that there is still the need for further improvement in areas such as encouraging innovative ideas, relating signs to the urban design context and eliminating some overrestrictiveness. There is a challenge to the industry to come up with more diversified and expressive sign forms in order that there could be a balance between these forms and the standardized regular shaped signs.

Mr. K. Dobell, Acting City Manager, indicated that in view of the Finance Committee's concern with respect to Departmental budgets a partial review of the Sign By-law would be more appropriate than a full review which may entail additional staff.

RECOMMENDED

THAT the Director of Planning be instructed to include consideration of a partial review of the Sign By-law in his 1979 work program; such review to be undertaken in consultation with the Acting Director of Permits and Licenses and the Director of Legal Services.

2. Twelfth Avenue Precinct (City Hall/V.G.H. Area)

The Committee considered a report of the City Manager dated October 5, 1978 (copy circulated) in which the Director of Planning reviewed the "Twelfth Avenue Precinct Primer - Ideas to guide the redevelopment of the area west of City Hall" (on file in the City Clerk's office) prepared by Rhone & Iredale, Architects, dated July, 1978.

Present for the discussion were:

Mr. P. Cardew)	Rhone and Iredale, Architects
Ms. S. Stephenson)	
Dr. D. A. Boyes)	Cancer Control Agency of B.C.
Mr. D. Thomson)	

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 Standing Committee of Council
 on Planning and Development
 October 12, 1978

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Clause No. 2 cont'd:

Mr. D. Erb)	Hanson-Erb, Architects, for
Mr. F. Ashworth)	C. C. A. of B. C. and Vancouver
		General Hospital
Mr. M. Fleming)	Vancouver Community College
Mr. D. Moir)	Vancouver School Board
Mrs. R. Fleming)	Vancouver Heritage Advisory Committee
Mr. D. Vaughan)	Landscape Architects
Mr. B. Wallace)	Zoltan Kuun Associates

Mr. J. Winsor, Local Area Planning Division, advised that in January, 1978, Council approved the hiring of a Consultant to examine the area west of City Hall. Council also urged active participation by all agencies involved. In March, 1978 the firm of Rhone and Iredale, Architects was selected to undertake the study. The principal objective contained in the terms of reference was:

"To develop a bold concept for discussion describing the area's potential as a special Urban Precinct mixing institutional, open space and other land uses."

The area of the study extends from Yukon Street to Oak Street between 10th and 12th Avenues.

The objective of the study is to guide developments in the City Hall/V.G.H. area according to an agreed plan, in the belief that this will produce a better environment both for individual owners and the City as a whole, than would occur if the area were to evolve incrementally.

Mr. P. Cardew presented a slide interpretation of the "Precinct Primer". He stated that a Precinct is a district which is easily recognizable because it has strong edges (in this case the major streets of Oak, Yukon, 10th and 12th) and a thematic unity (in this case predominantly medical and administrative functions). The uses in the study area are of a regional and institutional nature yet the area lacks a cohesive identity. The amount of anticipated change in the study area offers the opportunity for co-ordination to start the identity of the district. Mr. Cardew outlined the following proposed actions:

- (a) Extend the CD-1 Comprehensive Development District zoning to overcome incremental planning. An FSR of 1.7 should be established with the exception of buildings of historical significance that are renovated and retained. These should be exempted from FSR calculations.
- (b) The Precinct should be designated for major regionally based institutions having administrative, legislative, medical and related functions.
- (c) The edges of the study area should be identified by designating a 20 ft. setback from the curb line on the north side of 12th Avenue, planted with trees. The edge treatment should continue on Oak and Yukon between 12th and 10th. The north edge is defined by the block between Broadway and 10th. Streets penetrating this edge should be designed as gateways into the Precinct. Formal entrances to the institutions should be located on 12th Avenue and approached by driveways similar to those at Centennial Pavilion and City Hall.

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 October 12, 1978

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Clause No. 2 cont'd:

(d) New buildings along 12th Avenue should recognize and enhance the identifiable landmarks of City Hall and Centennial Pavilion.

In the report the major ideas to implement the overall objectives suggested in the "Twelfth Avenue Precinct Primer" are summarized as follows:

Linear Park. Connect existing areas of open space to create an east-west pedestrian walkway/linear park system linking City Hall and V.G.H.

Major New Park. Plan a major new urban park when older V.G.H. buildings are demolished, to provide for the long term needs of workers in the growing Central Broadway area.

Streetscape and Landscaping. Introduce a common scheme of tree planting, paving materials, lighting and signage to emphasize the edges and interior of the precinct.

Institutional Uses. Develop the area between City Hall and the Hospital with a compatible land use such as major regional institutions.

New Buildings. New buildings in the precinct should respect the linear park, retain views of buildings like City Hall and Centennial Pavilion and contribute to the precinct character through their architectural and landscaped treatment.

Twelfth and Tenth Avenues. Emphasize the role of Twelfth Avenue as the formal entrance to the precinct and of Tenth Avenue as a local distributor street.

Cambie Street. Create a sense of formal entry into the centre of the City at Cambie and 12th and along Cambie to the Downtown by measures such as a pedestrian bridge over Cambie, maintaining views of City Hall, and upgrading Cambie Bridge.

Parking. Improve the parking situation by revising the parking standard, limiting surface parking, building parking structures, and installing meters to increase the efficiency of street parking.

Link to Broadway. Make the precinct more visible and more accessible from the adjacent Broadway area.

Neighbourhood Park. Create a new neighbourhood park south of 13th Avenue on land controlled by the Vancouver General Hospital."

The Director of Planning supports the objective of developing a Twelfth Avenue Precinct and believes that the ideas listed above should be pursued in further discussions with the agencies and the public. The study has provided a concept for discussion which illustrates future opportunities within this area.

A number of key elements are felt to be particularly important:

- Two major new open spaces are proposed, one having an urban character, the other serving neighbourhood needs south of 12th Avenue. These areas should be reserved as soon as possible to serve future needs of area workers and residents.
- The connection of varied open spaces in a linear park/walkway is a major element of the Precinct area. The suggested pedestrian bridge over Cambie Street would improve safe access to City Hall and provide a new opportunity for people to enjoy the view of Downtown and the North Shore mountains.

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(I-6)

Clause No. 2 cont'd:

- The area of land at present covered by surface parking should be substantially reduced to provide for new buildings and landscaped areas. There is a need for essential parking spaces close to buildings especially for some of the medical functions which could be provided in surface parking lots, possibly set back from Twelfth Avenue as indicated in the concept plan.
- The concept proposes that the edges and the interior of the precinct be defined through a co-ordinated scheme of landscaping, paving, lighting and signage. This will require considerable effort, skill and funding to implement, but is critical to the future character of the area.
- Co-ordinated development controls are proposed for new buildings including guidelines for heights, coverage, setbacks, densities, parking and access, and architectural design.

A May, 1977 report on the RT-2 zoned area south of City Hall between Main and Oak Streets, noted that the institutions in the proposed precinct area affected the surrounding community in several ways. They employ a large number of people, generate a demand for moderate cost housing, and create significant traffic and parking problems. An institutional Precinct might reduce some of these adverse impacts on the adjacent residential areas. Mr. D. Rudberg, Assistant City Engineer, Traffic, advised that the City Engineer supports the concept of an institutional Precinct. He has concerns related to parking problems with access and capital expenditures that would be required for the suggested improvements. Council should establish priorities recognizing the considerable staff input that would be required if this concept is approved.

Mr. R. Spaxman, Director of Planning, advised that staff time is already committed to the Vancouver General Hospital, Cancer Control Agency and Federal Government developments. There is a staff commitment whatever happens -- this study would co-ordinate the developments. The major agencies are spending a phenomenal amount of money and will gain advantages from a co-ordinated Precinct.

Considerable support for the Precinct concept has been received from major land owners and other Civic Departments. There are reservations about specifics but not the basic idea of the Precinct. An appropriate first step would be to have a more detailed discussion regarding the consultant study with the owners/agencies and interested Civic organizations. Wider public reaction could be obtained through the media and a public meeting in the area. These discussions would confirm whether the Precinct concept is generally supported and indicate areas of further investigation. The Director of Planning and City Engineer would then report back to Council with recommendations for further work on zoning and development guidelines, traffic and parking studies and methods of achieving improvements to the streets and landscape.

The members of the Committee felt that the Precinct idea should be approved as a basis for further discussion but did not feel that the officials should be instructed at this time to report on recommendations to implement the concept. The Agencies and the City should work together and come to some agreement for the area without committing the City to a great deal of money.

The Committee,

Report to Council
Standing Committee of Council
on Planning and Development
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(I-7)

Clause No. 2 cont'd:

RECOMMENDED

- A. THAT the concept of developing a special Precinct in the area west of City Hall be approved as a basis for further discussion.
- B. THAT the Director of Planning and City Engineer carry out detailed discussions of the Consultant's Report, "Twelfth Avenue Precinct Primer", with owners and Agencies, other Civic and Government Departments, interested Civic organizations and the general public and report back.

The meeting adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 322

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

OCTOBER 19, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 19, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the joint meeting of the Community Services and Planning & Development Committees on September 28, 1978, and the Minutes of the Community Services Committee meetings on September 28 and October 5, and the Special meeting of the Community Services Committee on October 12, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Extension of "Pub" Hours -
Ambassador Hotel, 773 Seymour Street

The Committee had before it for consideration a Manager's report dated October 4, 1978, in which the Acting Director of Permits & Licenses reported as follows:

"A letter has been received from the Ambassador Hotel, 773 Seymour Street, requesting Council approval to keep their Class A "Pub" open from 10:00 A.M. to 12 midnight, the same hours as their beer parlour.

The Police Department advise they have no objection to the "Pub" remaining open until midnight.

In view of the comments from the Police Department, who are responsible for patrolling liquor premises, I recommend the request from the Ambassador Hotel be approved."

Mr. K. Armstrong of the Permits & Licenses Department appeared before the Committee on this matter and advised similar applications had been received from the Stratford Hotel, 296 Keefer Street, and from the Europe Hotel, 43 Powell Street.

In the case of the Stratford Hotel, the hours requested for the "pub" are 10:00 A.M. to 12:00 midnight Mondays through Thursdays and 11:00 A.M. to 1:00 A.M. Fridays and Saturdays. The Europe Hotel applied for permission to operate its "pub" from 11:00 A.M. to 1:00 A.M. Monday through Saturday.

Continued . . .

Report to Council

(II-2)

Standing Committee of Council on Community Services
October 19, 1978

Clause No. 1 Continued

Mr. Armstrong recommended approval of the requests from the Stratford and Europe Hotels and reminded the Committee that under the Provincial Liquor Act such "pubs" are required to close at 11:00 P.M. unless the City agrees to an extension. In all three cases, the applications to extend the "pub" hours would provide for the three "pubs" to close at the same times as the existing beer parlours in each hotel.

Following discussion, it was

RECOMMENDED

THAT the following applications be approved:

- a) that the Ambassador Hotel operate its "pub" from 10:00 A.M. to 12:00 midnight;
- b) that the Stratford Hotel operate its "pub" from 10:00 A.M. to 12:00 midnight Mondays through Thursday, and from 11:00 A.M. to 1:00 A.M. Fridays and Saturdays; and
- c) that the Europe Hotel operate its "pub" from 11:00 A.M. to 1:00 A.M. Monday through Saturday.

2. Windmill Cabaret, 1047 Granville Street

At the Community Services Committee meeting on Thursday, October 5, 1978, it was recommended that the attached Manager's report dated September 21, 1978, on compliance with fire safety regulations in Downtown cabarets be received.

Subsequent to that meeting, the operator of the Windmill Cabaret, Mr. Mike Klepl, requested an opportunity to be heard and the Chairman instructed the Windmill Cabaret be placed on the agenda this date.

Appearing before the Committee on this matter were Mr. M. Klepl, the Chief Fire Warden and a representative from the Police Department.

During discussion, Mr. Klepl refuted a statement contained in an appendix to the Manager's report of September 21, 1978 that there was no doorman at the Windmill Cabaret when police inspected the premises.

Mr. Klepl noted the appendix to the Manager's report contained a statement that the cabaret was overcrowded by approximately 30 to 35 persons when Police visited and he stated that was impossible.

A spokesman for the Police Department said information he has from police officers on patrol is that the Windmill has a doorman on only two nights of the week, to which Mr. Klepl replied there is no doorman from 9:00 P.M. to 11:00 P.M. Mondays through Thursdays but there is at all other times up until 2:00 A.M.

The Chief Fire Warden advised that the Windmill had been approved as a cabaret with a maximum capacity of 105 persons and since this number was imposed, the cabaret has extended its orchestra area, thus reducing the amount of floor space for patrons. The Chief Fire Warden added if a new fire exit is not provided, the department may recommend a maximum capacity of 80 persons.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
October 19, 1978

(II-3)

Clause No. 2 Continued

Following further discussion, it was
RECOMMENDED

THAT the verbal submissions from Mr. M. Klepl, the Chief Fire Warden and the representative of the Police Department be received, and the Chief Fire Warden and the Police Department be requested to report back to the Community Services Committee in one month on the operation of the Windmill Cabaret, 1047 Granville Street.

3. Complaint re Rooming House at 634 East Georgia Street

A letter dated October 10, 1978 from Ms. Jean Swanson of the Downtown Eastside Residents' Association, enclosing a petition signed by residents of 634 East Georgia Street, was referred by the City Clerk's Department to the Medical Health Officer on October 12, 1978 for a report to the Community Services Committee. However, the Chairman requested the letter be considered this date by the Committee.

The Committee had before it for consideration the letter from Ms. Swanson (copy circulated) and Ms. Swanson, a spokesman for the residents of 634 East Georgia Street and the Medical Health Officer appeared before the Committee on this matter.

A Mr. McLaren of 634 East Georgia Street told the Committee there are cockroaches and mice throughout the building. Ms. Swanson recommended the owner of the building be requested to appear before the Committee to discuss the matter.

The Director of Environmental Health distributed to Committee members a memorandum dated October 19, 1978 (copy circulated), enclosing a record of inspections and actions by the Health Department from September 8, 1977 to October 18, 1978 pertaining to the lodging house at 634 East Georgia Street.

The memorandum concluded with the following statements:

"This building in our opinion requires major upgrading, including plumbing repairs. The Health Department has kept rooms in the building closed until they have been re-decorated and upgraded during the past year. These premises were included in the total of 485 rooms which the Department stated were due for closure in the next 60 days, at the last meeting of the committee.

The Interim Operating Permit for this lodging house expires October 31, 1978 and unless major upgrading is carried out and competent management is provided the Health Department will not be in a position to renew the Operating Permit which will result in the closure of the premises."

During discussion the Committee noted it may have cost the City close to \$20,000.00 for the various inspections that had been made at this building and there was some consideration given to the City using the Standards of Maintenance By-law under which the City would carry out the necessary upgrading to the building and charge the owner.

Continued

Report to Council
Standing Committee of Council on Community Services
October 19, 1978

(II-4)

Clause No. 3 Continued

It was felt that the owner should be requested to appear before the Committee to discuss the matter.

Following further consideration, it was

RECOMMENDED

THAT the memorandum dated October 19, 1978, from the Medical Health Officer regarding 634 East Georgia Street, be received and the matter be deferred to the next meeting of the Community Services Committee and Mr. Humphry Killam, operator of the building, be requested to appear;

FURTHER THAT the City Manager provide the Committee a report under the Standards of Maintenance By-law showing the upgrading and renovations required to bring 634 East Georgia Street into full compliance with the Lodging House By-law.

(In response to a question from the Health Department, the Chairman stated the Committee's action should not preclude the Health Department's normal processing of this situation.)

4. The 44 - Budget for 1979

The Committee had before it for consideration a Manager's report dated October 13, 1978 (copy circulated) in which the Director of Social Planning reported on the operation of The 44 which serves residents of the Downtown Eastside offering meals, recreation, bathing and laundry facilities.

The report provided statistical information on the use of The 44, the cost-sharing between the Ministry of Human Resources and the City for the operation of the facility, and concluded with recommendations pertaining to the establishment of the 1979 budget for The 44.

Appearing before the Committee on this matter were Ms. Renata Shearer of the Social Planning Department and the manager of The 44.

It was

RECOMMENDED

- A. THAT the 1979 budget for The 44 be approved as detailed in the Manager's report dated October 13, 1978, and the amount of \$132,458 be approved in advance of the 1979 operating budget as the City's share of operating and management costs in 1979.
- B. THAT the Director of Social Planning present the remainder of the budget (\$302,175) to the Deputy Minister of Human Resources for approval.
- C. THAT City Council recommend that the Director of Personnel Services review the position of Clerk II and Doorman for proposed reclassification effective to January 1st, 1979.

Continued . . .

Report to Council

(II-5)

Standing Committee of Council on Community Services
October 19, 1978

5. Downtown Community Workers re Chronic Alcoholics

The Committee had before it for consideration a Manager's report dated July 6, 1978 which had been deferred by the Committee on Thursday, July 13th to Thursday, July 27th, and the Committee at that time requested the Civil Liberties Association to comment on legal safeguards to protect the civil liberties of chronic alcoholics who should be treated. The Civil Liberties Association brief was received and placed on the agenda for July 27th but was again deferred as the Downtown Community Workers involved in this matter were not available.

Also before the Committee this date were letters dated April 12 and May 4, 1978 from the Police Department and the Crown Counsel, respectively, and the brief dated July 20, 1978 from the Civil Liberties Association (copies of all documents referred to are on file in the City Clerk's office).

Appearing before the Committee on this matter were the Medical Health Officer, representatives of the Social Planning and Police Departments and representatives of Downtown Community Workers.

There was an extensive and detailed discussion on the need to intervene and provide some sort of treatment for the City's chronic alcoholics who have not, on their own accord, responded to efforts to alleviate their alcoholism.

A spokesman for the Civil Liberties Association said the organization has no great quarrel with the proposal to detain alcoholism victims from 72 hours to five days but it does have a major concern over what it termed the radical proposal for alcoholics to be detained against their will for up to one year as suggested in the plan outlined in the Manager's report.

The Civil Liberties Association spokesman said before long term non-voluntary treatment is even considered, certain requirements should be satisfied and these should include an objective program and persuasive evidence that such program will work.

The spokesman went on to point out the proposal contained in the Manager's report contains no clear objectives and states the proposal is not to correct a person's alcoholism but to interrupt the cycle.

The Civil Liberties Association spokesman stated the Association does not know of any treatment program that works for alcoholism and there is no evidence that whatever is to be done with the alcoholics will accomplish any results. He concluded by stating that until some solution is found, there ought not to be compulsory treatment.

During discussion, the Committee felt that it should proceed with its attempts to recommend some kind of a program to the Provincial Government; however, it was noted that some procedure should be incorporated to ensure that the chronic alcoholic, who is to be referred for compulsory treatment, is properly represented when a committal order is under consideration.

The Committee also felt that if such a program were implemented, that once a client has entered a treatment centre, it be mandatory that his case and discharge date should be reviewed at least once a week.

The Committee also questioned the proposal contained in the report that persons referred for treatment be held for up to twelve months, and it was generally agreed that six months should be the maximum period.

Continued . . .

Report to Council
Standing Committee of Council on Community Services
October 19, 1978

(II-6)

Clause No. 5 Continued

Following further discussion, it was
RECOMMENDED

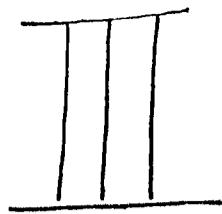
- A. THAT the Committee's discussion on compulsory treatment of chronic alcoholics be deferred and that the Director of Social Planning, in consultation with the Medical Health Officer, prepare for the Committee a procedure listing step by step the measures to be taken in committing an alcoholic for compulsory treatment.
- B. THAT the Director of Social Planning provide for the Committee copies of the Ontario Health Act.
- C. THAT the Civil Liberties Association prepare for the Committee a proposal for an appeal process against a committal for compulsory treatment of alcoholism, including pertinent background information provided in the LeDain Commission report on the non-medical use of drugs.

The meeting adjourned at approximately 3:10 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 322

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 19, 1978



A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, October 19, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
 Alderman Brown
 Alderman Gibson
 Alderman Kennedy (Items 1 to 3)
 Alderman Puil

CLERK TO THE
 COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Monthly Status Report and Proposed Schedule for Rezoning Applications

The Committee considered a memorandum dated October 12, 1978 from Mr. H. W. Gray, Zoning Planner, forwarding the monthly status report of rezoning applications for the month of September, 1978 (on file in the City Clerk's office).

In the memorandum Mr. Gray noted that the Zoning Division was requested to report to Council before the end of November, 1978 on three rezoning applications along Kingsway and one application in Shaughnessy. In order to meet this schedule the Planning Department recommends that processing of several applications requiring substantial analysis be deferred until all work is completed on nine applications to be reported to Council before the end of 1978. The applications to be deferred until 1979 are:

- N/E Corner 57th and Hudson
- S/W Corner Angus Drive and 75th Avenue
- Text Amendment RM-3
- 1105 West 57th Avenue
- S/W Corner Hastings and Gore

Mr. R. Scobie, Zoning Division, advised that he had been instructed to report to Council on November 21, 1978 with respect to the rezoning application for 3338 and 3390 The Crescent in Shaughnessy. Mr. Scobie noted that he had received a letter dated October 18, 1978 from Mr. J. H. Hanson, Hanson-Erb, Architects, requesting that the application now be placed on hold until after the new year to allow alternative approaches to the development of the site to be considered. Mr. Scobie advised that the applicant had continuously been informed that unless amendments were undertaken to the proposed development the Planning Department would be recommending refusal of the rezoning application. At the last minute the Architects are requesting to have their application placed on hold. Based on the amount of staff time incurred on this application and the fact that the report to Council had been prepared, the Planning Department feels the applicants should file a new application and submit a new application fee if revisions are to be considered.

Report to Council
Standing Committee of Council
on Planning and Development
October 19, 1978

(III-2)

Clause No. 1 cont'd:

A member of the Committee noted that the applicants had agreed to place the application on hold at the request of the City while the Shaughnessy Heights Property Owners' Association were undertaking the study of the area. The applicants are trying to change the application to what the City wants and their request to put the application on hold for two months while they undertake revisions should be approved. Another member of the Committee felt that the application should be placed on hold if the changes to the application were of a minor nature. If there were major changes requiring more staff time in analysis of the application, then a new application should be filed and processing fee paid.

Mr. Scobie noted that since preparation of the status report an additional rezoning application within the Kingsway Study Area, 3551 Kingsway, has been received. One application at Kingsway and Rupert may be delayed pending the receipt of further information. Mr. Scobie requested guidance as to whether to delay the reports to Council on the two applications so the four applications could be dealt with concurrently. The Committee directed Mr. Scobie not to hold up reporting any of the rezoning applications. Mr. Scobie noted that there was insufficient time between the November 21st reporting date to Council and the end of the year to hold a Public Hearing. Any Public Hearing on the Kingsway rezoning application would therefore be in 1979.

Mr. B. Rice, Cecil F. Roberts & Partners, Architects, submitted a letter dated October 19, 1978 (on file in the City Clerk's office) to the Chairman regarding the rezoning application for 8699 Angus Drive (S/W Corner of Angus Drive and 75th Avenue). Mr. Rice noted that the rezoning application was not being processed until 1979 and requested the Committee to ensure that the application is considered no later than mid January.

Mr. Scobie noted that the application was received mid August and was filed with minimal information. Mr. Rice advised that the application sets out the density, materials to be used, types of units, height restrictions, etc. Mr. Scobie advised that the Department has a site plan but no elevations and no information regarding appropriateness of the proposed land use, bearing in mind the adjacent residential and industrial uses. There is no information on the impact of the development on the surrounding area.

Mr. G. Horner, Developer, advised that he had spoken to the Area Planner and City Engineer with respect to the proposed development. The Area Planner has advised the Citizens' Committee that the developer is no longer interested in a land swap with the City. He advised that he had been told that he did not need to submit full drawings for the rezoning applications but to set out the conditions which he was willing to be restricted to, i.e. density, height, etc. This has been submitted with the application.

Mr. R. Youngberg, Associate Director, Area Planning, advised that it would be to everyone's advantage to have the full information. Much of the objection to the previous rezoning application came from the residents of the area. They will want to see what the development will look like. He noted that the City of Vancouver would also have to apply to the G.V.R.D. to amend the Official Regional Plan.

The Committee suggested that the Architect meet with the Planning Department staff with respect to the required information. The Planning Department would report the results of the meeting to the next meeting of the Committee.

Mr. Scobie requested that consideration of the application at 57th Avenue and Hudson Street be deferred to 1979 in order for it to be considered concurrent with the recently submitted application on an adjacent property (1105 West 57th Avenue). The Committee agreed.

Report to Council
 Standing Committee of Council
 on Planning and Development
 October 19, 1978

(III-3)

Clause No. 1 cont'd:

RECOMMENDED

- A. THAT the monthly status report of rezoning applications for the month of September, 1978 be received.
- B. THAT the following schedule for reporting rezoning applications to Council be approved:

Before 1978

S/W Corner 45th and Cambie
 S/E Corner 16th and Burrard
 S/W Corner School and Tyne
 N/E Corner Kingsway and Rupert
 S/S Kingsway between Battison and Lincoln
 3551 Kingsway
 3665 West 10th Avenue
 S/E Corner Nelson and Thurlow
 6905 Victoria Drive

In 1979

N/E Corner 57th and Hudson
 1105 West 57th Avenue
 S/W Corner Angus and 75th Avenue
 S/W Corner Hastings and Gore
 Text Amendment RM-3

- C. THAT the rezoning application for 3338 and 3390 The Crescent be placed on hold for two months and the Director of Planning report to the next meeting of the Committee on approximate costs incurred in processing the present application.
- D. THAT the applicant for the rezoning application at 75th Avenue and Angus Drive meet with the Zoning staff to discuss the further information requested; the results of the discussion to be reported to the next meeting of the Committee.

2. Office Development in C-2 Districts and Retail Development as an Alternative Ground Level Use

The Committee considered a report of the City Manager dated October 3, 1978 (copy circulated) in which the Director of Planning advises that after considerable opposition to proposed text amendments to the C-2 District Schedule to make 'office' a conditional use if the FSR exceeded 1.20 or if the office space exceeded 5,000 sq. ft., it was agreed to withdraw the application. The application might possibly be reinitiated if office development activity continued to mount in the C-2 districts.

The Planning Department has monitored the office development activity in C-2 districts and concludes that the anticipated rapid increase of development of regional offices has not materialized.

A more significant observation of C-2 development activity relates to the location of office construction around potential LRT stations, e.g. the intersections of Broadway/Commercial and 41st/Boulevard. This could be indicative of the type of development pressure we might expect with LRT in future and bears serious consideration in any evaluation of the positive and negative impacts of rapid transit on regional town centres.

When dealing with the issue of offices in C-2 districts, Council also expressed concern that these developments may be interfering with the retail continuity of ground floor frontage on commercial streets. The Planning Department was instructed to report on ways

Report to Council
 Standing Committee of Council
 on Planning and Development
 October 19, 1978

(III-4)

Clause No. 2 cont'd:

and means of encouraging the development of store space (suitable for retailing) on the ground floor of new office developments. The Planning Department has investigated the matter and is of the opinion that no City-wide action is necessary.

Retail continuity, while an important objective of the proposed 'ground floor store space' policy, was not the only objective. Presumably, if ground floor space in new developments had to be designed for use by retailers, then the amount of space potentially available for use by regional offices would be correspondingly reduced. While this could be true, the Planning Department does not agree that this is the best way to achieve a reduction in office space development. Such action then suggests that more retailing in C-2 districts should be promoted. If applied on a City-wide basis, this could be an inappropriate position as well.

The report concludes that there is no need at this time to introduce changes to the C-2 District Schedule text which would limit office development densities or require ground floor store space in all new C-2 office developments. The Planning Department believes that more careful consideration must be given to the effects of increasing the amount of land zoned for district commercial use.

The Committee,

RECOMMENDED

- A. THAT the Planning Department discontinue regular reporting of C-2 office activity but continue to monitor larger office developments and report back if, in their opinion, a trend appears which seems to threaten the employment objectives of the Livable Region Program.
- B. THAT Council adopt no City-wide measures to require or encourage the development of ground floor store space in new office developments in C-2 districts; but leave open the option of employing such measures in special areas where, having regard to existing retail space and market demand as well as other factors, study can demonstrate the value and benefit of such action.

3. Design and Location Guidelines for Housing Families in the Inner City

The Committee considered a report of the City Manager dated October 10, 1978 (copy circulated) forwarding a report of the Director of Planning dated October 10, 1978 (on file in the City Clerk's office). Also circulated was a synopsis of the report, "Housing Families at High Densities" prepared by the City Planning Department (on file in the City Clerk's office and the Planning Department Library). The report is to be used as a resource document as it outlines needs, principles and recommendations for designing medium and high density housing for families with young children.

Dr. A. McAfee, Overall Planning Division, advised that on several occasions Council has discussed the quality, quantity, location and community impact of housing families at high densities. The Director of Planning has been requested to "investigate and report back on areas of the City where it would be appropriate to require large rental developments to design and set aside a portion of these developments specifically for children" and "to develop criteria and guidelines for family housing".

The reference document identifies problems being experienced in developing successful high density accommodation for households with children and recommends design and location guidelines to improve the quality of such developments.

Report to Council
Standing Committee of Council
on Planning and Development
October 19, 1978

(III-5)

Clause No. 3 cont'd:

The basic design guidelines contained in the reference document and the report of the Director of Planning identify 12 basic principles for the design of high density family housing.

Site Selection

- near to community facilities

Project Size

- strive to keep projects or clusters to within 20 to 30 units per grouping

Project Design

- compatible in scale and materials to the surrounding community

Community Identity

- clusters of manageable size, units providing opportunities for personalization, project community meeting facility

Territoriality

- clear responsibilities for upkeep and surveillance, adequate security

Privacy

- visual and acoustic privacy, adequate personal space

Circulation

- adequate width routes and stairs to accommodate children's needs, accessible to the handicapped

Open Space

- adequate communal and private spaces

Children's Play

- equipped preschool play area

Children's Safety and Supervision

- provision for safe use by children on project size and in units, ground-orientation

Unit Size

- minimum two bedroom size for family use

Unit Interiors

- adequate size, storage, functional separation, maintenance ease

The report of the City Manager dated October 10, 1978 states in part:

"The study indicated that it is possible to design housing in the Inner City suitable for families with young children provided several guidelines with respect to project location, size and play facilities are met. However, analysis of the cost implications of incorporating these features in high density housing suggests that while some features add little additional cost, several of the guidelines are expensive to implement. If the objective is to house families of very modest means in new inner city accommodation, subsidies deeper than those available under the new federal Low Income Housing Program will be required.

The Director of Planning believes that we should continue to provide opportunities for children to live in the Inner City. However, based upon this study which has identified problems arising in inadequate high density family housing, the Director of Planning is prepared to recommend that we would be better off not to attempt to build for families if the needs of young children cannot be adequately provided for. A subsequent report will discuss the demand for and supply of family housing in the City."

Report to Council
 Standing Committee of Council
 on Planning and Development
 October 19, 1978

(III-6)

Clause No. 3 cont'd:

RECOMMENDED

- A. THAT Council thank the Federation of Canadian Municipalities for their financial support of the Housing Families at High Densities study.
- B. THAT the Director of Planning make the resource document, Housing Families at High Densities, available at cost to architects and developers of multiple housing and encourage the incorporation of basic housing livability principles outlined in the study.
- C. THAT it shall be the policy of Council, when developers are seeking special concessions from the City (such as a rezoning, increased floor space ratio through the "bonus provision" or the purchase of City lands), the Director of Planning will have regard to the guidelines when taking or recommending action on the assistance request.
- D. THAT Council request senior governments to similarly encourage developers proposing family housing through the aid of government grants or loans to comply with the "spirit" of the guidelines outlined in the Housing Families at High Densities document.
- E. THAT the Director of Planning enter into discussions with senior government officials on the cost implications of meeting family needs with the objective of developing maximum house price cost guidelines which reflect the costs of meeting these needs in the inner city of Vancouver.
- F. THAT the provision of a density bonus option for family housing currently available under the RM-3A1 Zoning Schedule not be extended to other multiple zoned areas of the City.
- G. THAT given the guidelines regarding optimum project size and the difficulty of combining family and non-family housing and while acknowledging that children can be accommodated in larger developments providing conditions described in the guidelines are met, it is considered inappropriate to require large developments to set aside a portion of the building for families with young children.

4. Review of Local Area Planning: Progress Report

The Committee considered a report dated October 10, 1978 (copy circulated) which the City Manager submitted for the information of the Committee. Also circulated was a document entitled "Public Response to a Review of Local Area Planning", printed September, 1978 (on file in the City Clerk's office) which contained:

- Report of the Chairman of the Conference of Local Area Planning and Neighbourhood Improvement Program Committees.
- Minutes of the Conference of Local Area Planning and Neighbourhood Improvement Program Committees, October 23, 1977.
- Briefs and Submissions from the Public.

Mr. R. Youngberg, Associate Director, Area Planning, advised that many issues affect local area planning:

- Council has instructed all Departments to reduce their operating budgets.

Report to Council
Standing Committee of Council
on Planning and Development
October 19, 1978

(III-7)

Clause No. 4 cont'd:

- The cost-shared Neighbourhood Improvement Program expired in March, 1977 -- existing programs can be completed but no new programs can be initiated.
- The agreement for the Federal Program intended to replace N.I.P., the Community Services Grant Program has not been signed by the Provincial and Federal Governments. The Federal Government has been making budget cuts and this program may be reduced in scale or dropped entirely.
- If the voters choose to elect Aldermen by wards this will have an effect on the planning services to areas of City.

The Department is faced with the dilemma that much of the Area Planning Staff is temporary and will be lost to the Department by 1981. Staffing and servicing of Local Area Planning will be reported in 1979 beginning with the Planning Department Work Program early in the year.

The Committee was concerned that the Community Services Grant Program agreement had not been signed and that the level of funding may be reduced from that which the City received under the Neighbourhood Improvement Programs.

After discussion the Committee,

RECOMMENDED

- A. THAT the report of the City Manager dated October 10, 1978 be received.
- B. THAT the Federal and Provincial Governments be urged to sign the Community Services Grant Program agreement immediately and that the City be allocated the same or an increased level of funding as that received under the Neighbourhood Improvement Programs.

(Alderman Kennedy left the meeting during discussion of the above item.)

The meeting adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 322 & 323

REPORT TO COUNCIL
 STANDING COMMITTEE OF COUNCIL
 ON
TRANSPORTATION

IV

October 19, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, October 19, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman H. Rankin Alderman D. Bellamy Alderman M. Ford
ABSENT:	Alderman M. Harcourt
COMMITTEE CLERK:	E. Bowie

The minutes of the meeting of October 5, 1978, were adopted.

RECOMMENDATION

1. Arbutus Street and 33rd Avenue

At the Standing Committee on Transportation meeting on August 10, 1978, Mr. E. T. Linnell and Mr. R. Lund, representing residents in the area adjacent to 33rd Avenue and Arbutus Street, addressed the Committee in support of their petition concerning traffic problems in the area.

At the conclusion of discussion on this matter, the Committee recommended:

'That the Chief Constable be requested to conduct a thirty-day surveillance of traffic conditions in the vicinity of 33rd Avenue and Arbutus Street for report back to the Committee.'

The Committee had for consideration a Manager's Report dated September 6, 1978 (circulated), in which the City Engineer and the Chief Constable review the traffic conditions in the area and report on the results of the surveillance program. Mr. E. T. Linnell and Mr. R. Lund were present for discussion on this item.

Staff Sergeant K. McLarty reported that the surveillance at this intersection had taken place between August 6th and September 23rd, 1978, which was longer than the thirty-day surveillance requested. He said that in this time, 515 traffic tickets had been issued, but the accident rate at this intersection is still lower than other areas of the city. Mr. Linnell and Mr. Lund while agreeing with the recommendation that the Committee urge the Province to re-introduce a fine and point system for traffic violations, did not believe that this would be an immediate solution to their problem. They requested police attendance in this area on a continuous basis.

Staff Sergeant McLarty told the Committee that at present, there are 42 traffic policemen working in two shifts. There is a computer program used which identifies high accident areas in the city and the times they occur. The scheduling of traffic officers is controlled for the most part by this method.

Clause 1 continued

In discussion, the Committee, while agreeing that there is definitely a problem in this area, could not suggest that it take precedence over other areas in the city. The Committee requested the Engineering Department to check if the criteria for yellow flashing lights would apply to this area.

The current provincial system of point accumulation is not an effective deterrent to traffic violations. Offenders accept Traffic Violation Reports with no sense of receiving a penalty, although in some cases, it would be reflected in higher insurance premiums at a later date or they may have their Driver's Licence suspended. However, the immediate sense of penalty is lacking, and it is suggested that a dual system such as Ontario applies of both points and a fine would be the only reasonable approach.

Following discussion, the Committee

RECOMMENDED

- A. THAT no action be taken on signing of speed limits in the area of 33rd and Arbutus beyond the current City practice;
- B. THAT the Committee support a request to have the Province re-introduce a fine and point system for traffic violations; and
- C. THAT the City Engineer report on the proposed installation of a yellow flashing light northbound on Arbutus Street approaching 33rd Avenue.

2. Pedestrian Actuated Signal - Frontenac Street and 49th Avenue

On the 18th of July, 1978, a letter was received from the Vancouver School Board requesting Council to erect a flashing amber sign "PREPARE TO STOP WHEN AMBER LIGHTS FLASHING", a half a block west of the existing pedestrian activated crosswalk light on 49th Avenue and Frontenac.

The Committee had for consideration a Manager's Report dated September 22, 1978 (circulated), in which the City Engineer examines this request for a flashing amber warning sign to face westbound motorists approaching the pedestrian signal at this location. The report states that a flashing amber warning sign is warranted only at traffic signal approaches which have sub-standard sight distances and/or steep grade conditions where additional warning of a red signal indication is required for motorists to stop safely. It is not meant to draw motorists' attention to a signal which is readily visible and in an area with flat grades. An installation of such a sign for westbound traffic would cost approximately \$3500.

An alternative to the installation of a flashing amber warning sign would be to provide a regular timed relationship between the signals of 49th Avenue at Frontenac Street and at Boundary Road. The pedestrian signal at Frontenac Street could be set so that it would not interrupt the platoon of traffic leaving the signal at Boundary Road. This is a simple operation to perform and several pedestrian signals in the city have been set in this manner.

Mrs. Pam Glass of the Vancouver School Board was present and advised the Committee that the Board was in agreement with the suggestion of new signal timing.

Report to Council
Standing Committee on Transportation
October 19, 1978

(IV - 3)

Clause 2 continued

The Committee

RECOMMENDED

- A. THAT the pedestrian actuated signal at 49th Avenue and Frontenac Street be delayed with a timed 'walk' feature and that a timed relationship between the signals at Frontenac Street and Boundary Road be established.
- B. THAT the effects of recommendation "A" above be monitored by the Engineering Department for report back to the Standing Committee on Transportation in six months.

3. Bus Zones on Main Street

The Committee had for consideration a Manager's Report dated October 11, 1978 (circulated), in which the City Engineer reports on a proposal to replace certain bus stops southbound on Main Street.

Bus stops currently exist southbound Main Street at 22nd, 24th, 26th and 28th Avenues. The proposal is to replace the stops at 24th and 26th Avenues with one new stop at 25th Avenue.

B.C. Hydro have been consulted and approve of the proposed changes. The Riley Park local area planner also approves of the modification.

The Committee

RECOMMENDED

- A. THAT the bus stop on southbound Main Street at 24th Avenue be cancelled;
- B. THAT the bus stop on southbound Main Street at 26th Avenue be cancelled; and
- C. THAT a bus stop be established on southbound Main Street at 25th Avenue.

4. Classification of 1st Avenue as a Transit Route

The Committee had for consideration a Manager's Report dated October 10, 1978 (circulated), in which the City Engineer requests that 1st Avenue from Clark Drive to Highway 401 be designated as a City of Vancouver Transit Route.

Mr. D. Rudberg, Assistant City Engineer, spoke to the Committee stating that satisfactory alternatives to the present truck route are available in the form of Hastings Street and Broadway. A request was received from Greyhound Lines of Canada to classify 1st Avenue from Clark Drive to Highway 401 as a transit route because of it being a direct entry and exit from the Trans-Canada Highway to the downtown bus depot. Mr. Rudberg stated that buses have been using 1st Avenue to the freeway for a number of years with no problem, however, most of these buses have three axles and are therefore not legally permitted on this street. Following a short discussion, the Committee

RECOMMENDED

THAT 1st Avenue from Clark Drive to Highway 401 be designated a City of Vancouver Transit Route.

* * * * *

The meeting adjourned at approximately 4:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 323

V

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

OCTOBER 19, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, October 19, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman
 Alderman Gerard
 Alderman Gibson
 Alderman Marzari
 Alderman Puil

COMMITTEE
CLERK : G. Barden

RECOMMENDATION:1. Bicycle Registration Unit

The Committee considered the attached Manager's report dated October 10, 1978, recommending that the Bicycle Registration Unit be disbanded. The Police Board approved the following recommendations in this regard:

- (a) The Bicycle Registration Unit be disbanded.
- (b) That the licensing of bicycles within the City of Vancouver be discontinued and representation be made to City Council requesting withdrawal of Bylaw 4572 regarding the registration of bicycles.
- (c) That one civilian Bicycle Inspector be transferred to the Finance and Property Section and that the Finance and Property Section assume responsibility for the storage of bicycles.
- (d) That the remaining Bicycle Inspector and Clerk Cashier be absorbed into vacant positions within the City's workforce.
- (e) That the Police Department maintain control and responsibility over the building adjacent to the Oakridge Substation for the purpose of bicycle storage and needed office expansion.

The above recommendations are based on an analysis carried out by the Police and described in a report dated September 13, 1978, which is on file in the City Clerk's office.

Sgt. I. Battcock and Constable R.M. Chalmers attended the meeting and reported that there were no "identification programs" when the Registration Unit was instituted. The registration of bicycles has since dropped off and following a review of the registration service, it was felt there is no reason bicycles should be treated any different from any other valuable property. The registration service should be discontinued and bicycles be included in the "identification program" and be marked with Social Security Numbers.

cont'd.....

Report to Council
Standing Committee on Finance & Administration
October 19, 1978

(V-2)

Clause #1 continued:

On questioning, the Police representatives advised that they will be embarking on a school program to mark bicycles and bicycle shops will be encouraged to mark bicycles they sell.

Following further discussion, it was

RECOMMENDED

- (A) THAT the Bicycle Registration Unit be disbanded.
- (B) THAT By-law 4572 be repealed.
- (C) THAT one Bicycle Inspector and the Clerk Cashier position be eliminated and the incumbents transferred to the first available appropriate positions.

2. Fringe Benefits for Disabled Employees

The Committee considered the attached Manager's report dated September 13, 1978, wherein the Director of Personnel Services and the Director of Occupational Health reported on fringe benefits for disabled employees. Also attached is a report dated September 18, 1978 prepared by the Equal Employment Opportunity Officer outlining Disability, City Practice, Fringe Benefits and Cost Implications, Sick Leave Entitlement, Group Life Insurance and suggested Improvements to the Fringe Benefit Package.

Following discussion, it was

RECOMMENDED

- (A) THAT disabled employees be covered under all fringe benefit plans, including Group Life Insurance and Sick Leave Entitlement, in the same manner as other employees and that we explore methods of monitoring use of these plans by disabled employees.
- (B) THAT inclusion of new employees with progressive disabilities in new fringe benefits with high costs be considered if and when such new benefits are negotiated.

The meeting adjourned at approximately 3:45 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 323

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

VIT

OCTOBER 26, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 26, 1978 at approximately 3:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Puil

ALSO
PRESENT : Alderman Ford
Alderman Gerard

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Floor Space Ratio and Floor Areas of Apartment Buildings (Lofts)

The Committee considered a report of the City Manager dated September 26, 1978 (copy circulated).

City Council on September 12, 1978 approved the following recommendation of the Standing Committee on Planning and Development in its report dated August 31, 1978:

"That the Acting Director of Permits and Licenses and the Director of Legal Services determine the date of sale and purchaser of the units in question at 1345 West 15th Avenue and investigate methods of enforcement of the existing buildings that do not comply with the By-law and report back."

In the report the Acting Director of Permits and Licenses and the Director of Legal Services list the owners of the penthouses at 1345 West 15th Avenue which contain lofts in excess of the floor space ratio. There is no public record which would determine the actual date of sale of the units as this date may predate the registration by as much as 6 weeks.

With respect to enforcement action the officials recommended that normal enforcement action of the violations outlined in the City Building Inspector's letter of November 18, 1977 be proceeded with and the owners of the subject units and the Strata Council be instructed to restore the building to that as approved by Building Permit #B82081 and Development Permit #75202 within 30 days of Council's approval of this report.

In the report the City Manager states that it is unrealistic to expect that the City can continuously and perpetually monitor all the dwelling units to ensure that the lofts are not occupied. In his opinion, it is also unreasonable to put the owners to the expense of making structural changes to prevent occupancy of the lofts, which can later be reversed by the owners at added expense.

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(VII-2)

Clause No. 1 cont'd:

Council has already agreed that henceforth no lofts will be allowed unless they are counted as part of the permitted floor space ratio.

Concerning the existing lofts in units now privately held, the City Manager suggests that we permit their occupancy despite the excess FSR, as long as such occupancy meets reasonable safety requirements.

On the other hand, the City Manager sees no reason why the City should not enforce fully other aspects of the By-laws and deal with the violations in areas now controlled by the Strata Council (parking, locker rooms, etc.).

Hence, the City Manager recommends that normal enforcement of the violations proceed, with the exception that respecting the addition of the loft spaces in the penthouse dwelling units that Council instruct the Acting Director of Permits and Licenses to withhold enforcement action respecting the increased FSR as it applies as the result of the lofts and that the City Building Inspector conduct an inspection of each of the penthouse dwelling units to determine what alternate fire safety provisions may be incorporated so as to allow the continued use of the lofts.

Mr. J. Seddon, Solicitor, appeared on behalf of the Strata Council for Sunrise West Apartments, advising that the owners were requesting sufficient time to determine what remedial steps would be necessary to bring the building into conformity with the By-law regulations. He noted that the owners had bought apartments in the building after the letter had been sent to Mr. Molnar in November, 1977 outlining the By-law violations. The Strata Corporation, Sunrise West Apartments, were never advised of the existence of the letter and were not made aware of the violations until the Chairman of the Strata Corporation was contacted with respect to the report now before the Committee. He stated that the owners of the penthouse apartments were agreeable to the recommendation of the City Manager.

The Committee agreed that the owners of the penthouse apartments should not be required to remove the lofts providing that occupancy meets reasonable safety requirements.

Mr. F. Bowers, City Manager, advised Mr. Seddon that new plans would have to be drawn up indicating the building in its present form, a building permit would have to be applied for and the Fire By-law would have to be adhered to. In the case of a breach of a By-law the recourse is to the Board of Variance.

A member of Council enquired if the builder could be requested to appear before Council to show Council why his license should not be suspended. He is building dwellings at variance with two By-laws and the owners are being asked to restore the building to that as approved by the Development and Building Permits.

In answer to a question as to who was going to have to pay for the required changes to the building Mr. A. Molnar, Realmar Developments (#2) Corporation, advised that he was fully responsible and will do whatever is needed to bring the building up to acceptable standards.

The Committee agreed that normal enforcement with respect to the violations in the common areas of the building should proceed. This would be done administratively with Mr. R. Hebert, Acting Director of Permits and Licenses, advising Mr. Molnar exactly what should be done to bring the building into conformity. If there are any problems the Committee to be advised but otherwise the

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(VII-3)

Clause No. 1 cont'd:

question is to be treated as an enforcement matter. Mr. T. Keast, Solicitor, appeared on behalf of an owner of a penthouse unit enquiring whether the withholding of the enforcement would apply for the life of the dwelling unit. Some owners were concerned that the fact the dwelling units exceeded the FSR would affect the resale at a future date. The Chairman advised that the recommendation of the Manager indicated that no action would be taken with respect to the FSR as it applies as a result of the existing lofts and would apply no matter who owned the dwelling units.

RECOMMENDED

- A. THAT normal enforcement of the violations proceed with respect to the building at 1345 West 15th Avenue, with the exception that respecting the addition of the loft spaces in the penthouse dwelling units Council instruct the Acting Director of Permits and Licenses to withhold enforcement action respecting the increased Floor Space Ratio as it applies as the result of the lofts.
- B. THAT the City Building Inspector conduct an inspection of each of the penthouse dwelling units at 1345 West 15th Avenue to determine what alternate fire safety provisions may be incorporated so as to allow the continued use of the lofts.

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The meeting adjourned at approximately 4:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 324